

**18VARIANCE1101**  
**911 S. Brook Street**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**December 3, 2018**

# Request

- **Variance** to permit a fence to exceed the permitted height in a Traditional Neighborhood form district (LDC 4.4.3.A.1.a.i)

<b>Location</b>	<b>Requirement</b>	<b>Request</b>	<b>Variance</b>
Maximum front yard fence height	42 in	72 in	30 in

# Case Summary/Background

- Located on the east side of S. Brook Street between E. Breckinridge Street and Ardella Court
- Zoned OR-2; adjoined by Or-2, C-2, C-M and M-2
- All properties in a Traditional Neighborhood form district
- Proposed 6 ft high chain link fencing will tie into existing fencing on site

# Zoning / Form District

## Subject Site

Existing: OR-2

Proposed: To remain as existing

## Adjoining Sites

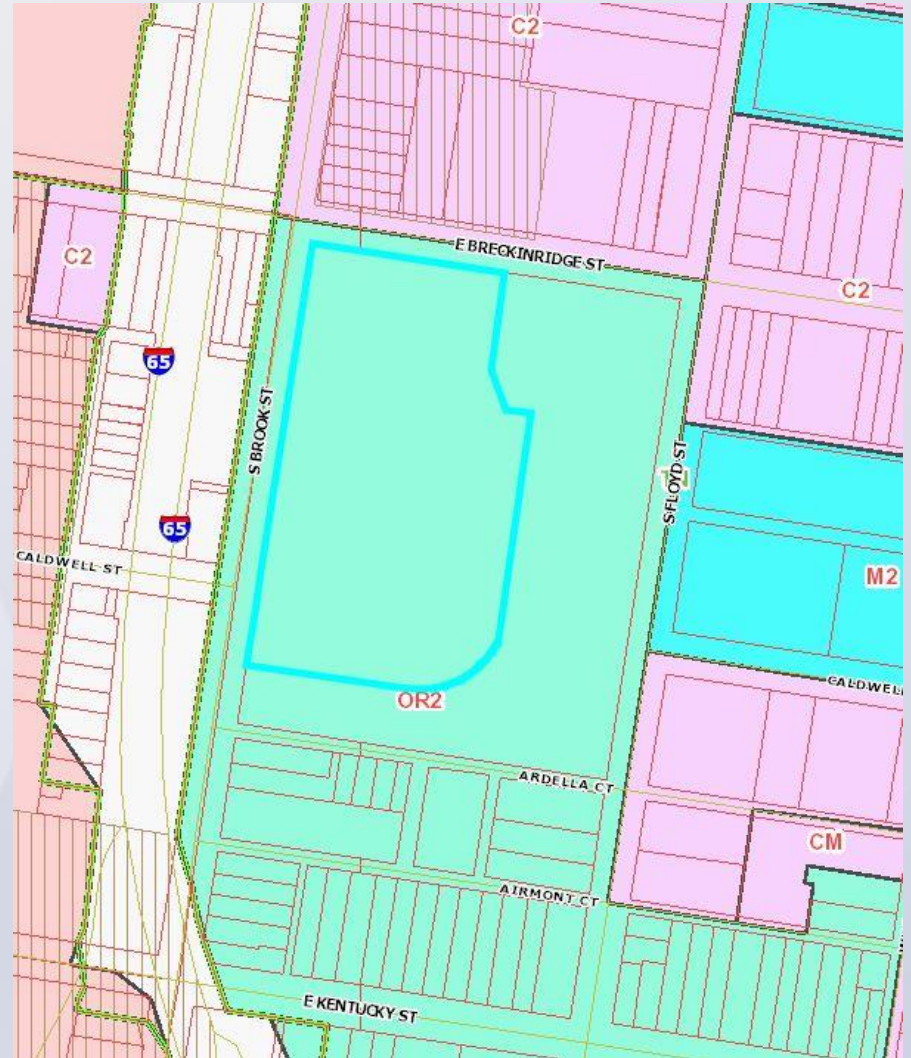
North: C-2

South: OR-2

East: C-2 / C-M / M-2

## All Sites

Traditional Neighborhood  
form district





# Land Use

## Subject Site

Existing: Institution

Proposed: To remain as existing

## Adjoining Sites

Single- and Multi-Family Residential

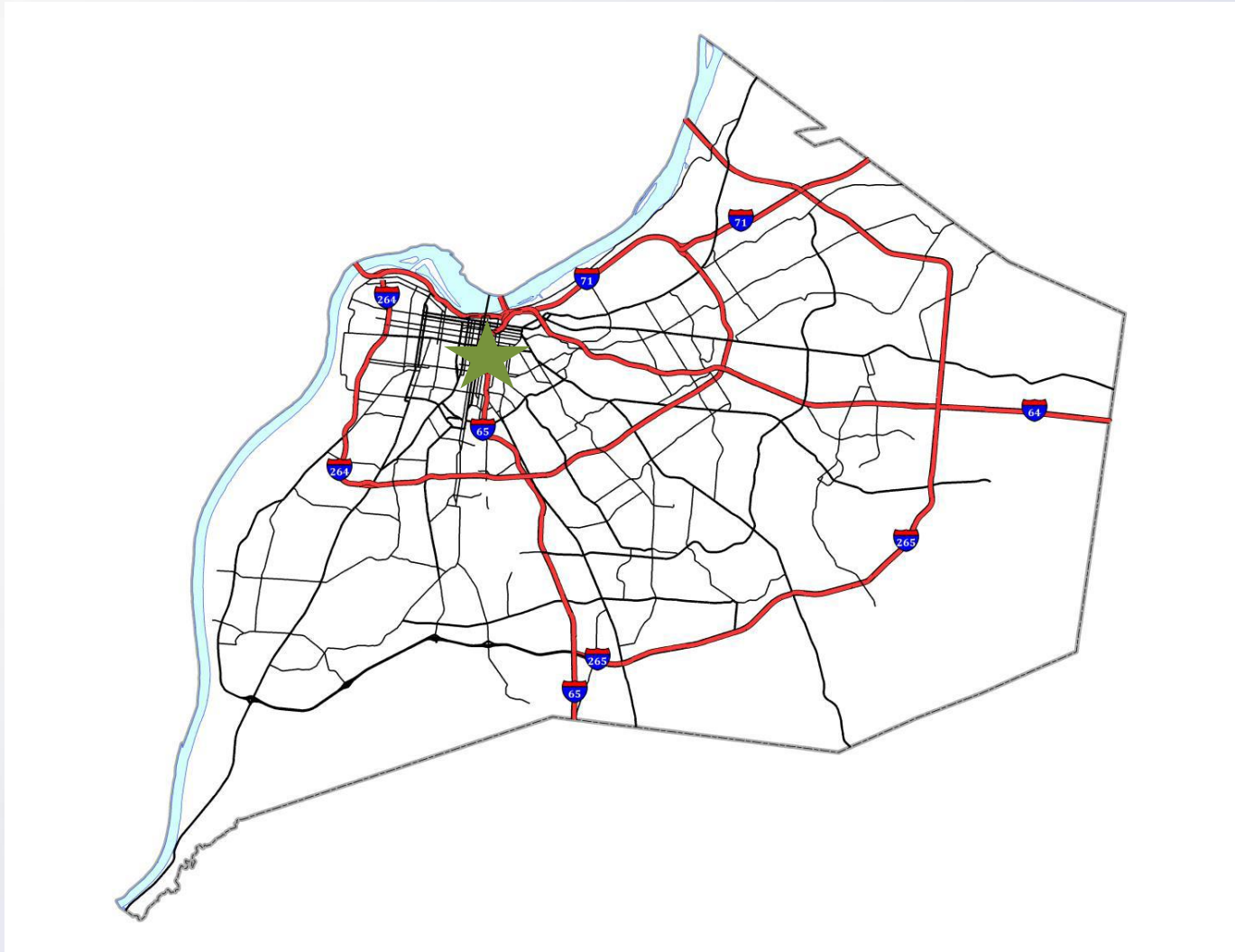
Manufacturing

Commercial

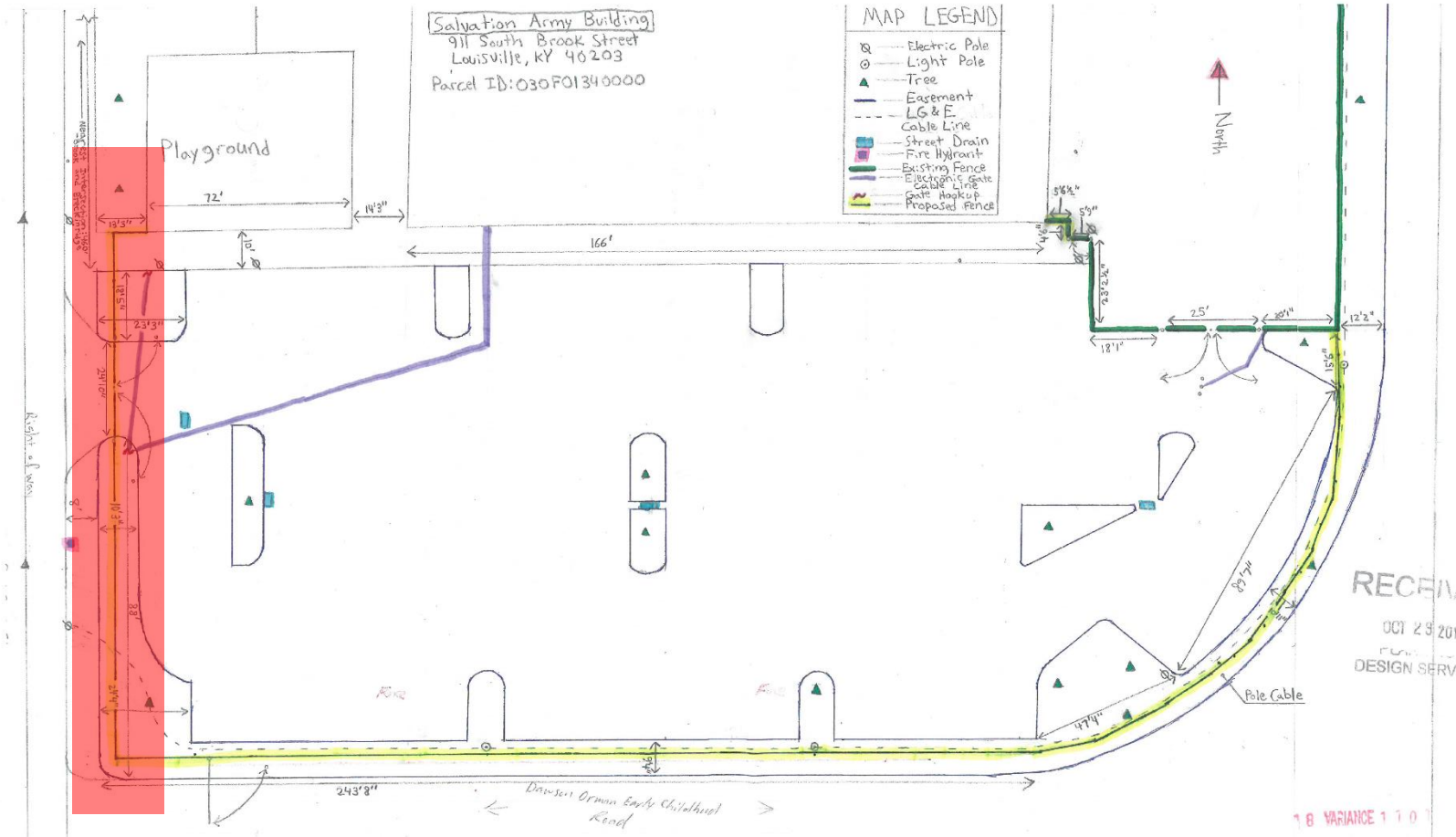
Vacant



# Site Location



# Site Plan





# Site Photos



Main Entrance



# Site Photos



Adjoining to South



# Site Photos



South Driveway



# Site Photos



North Driveway



# Site Photos



Facade South to North

# Site Photos



Adjacent to North



# Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance



# Required Action

## Approve or Deny

- Variance to permit a fence to exceed the permitted height in a Traditional Neighborhood form district (LDC 4.4.3.A.1.a.i)

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