

22-VARIANCE-0100
Powell Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Heather Pollock, Planner I
September 12, 2022

Request

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence to exceed 42 inches in height in the street side yard setbacks.

Location	Requirement	Request	Variance
Street Side Yard Fence Height	42 in.	72. In	30 in.

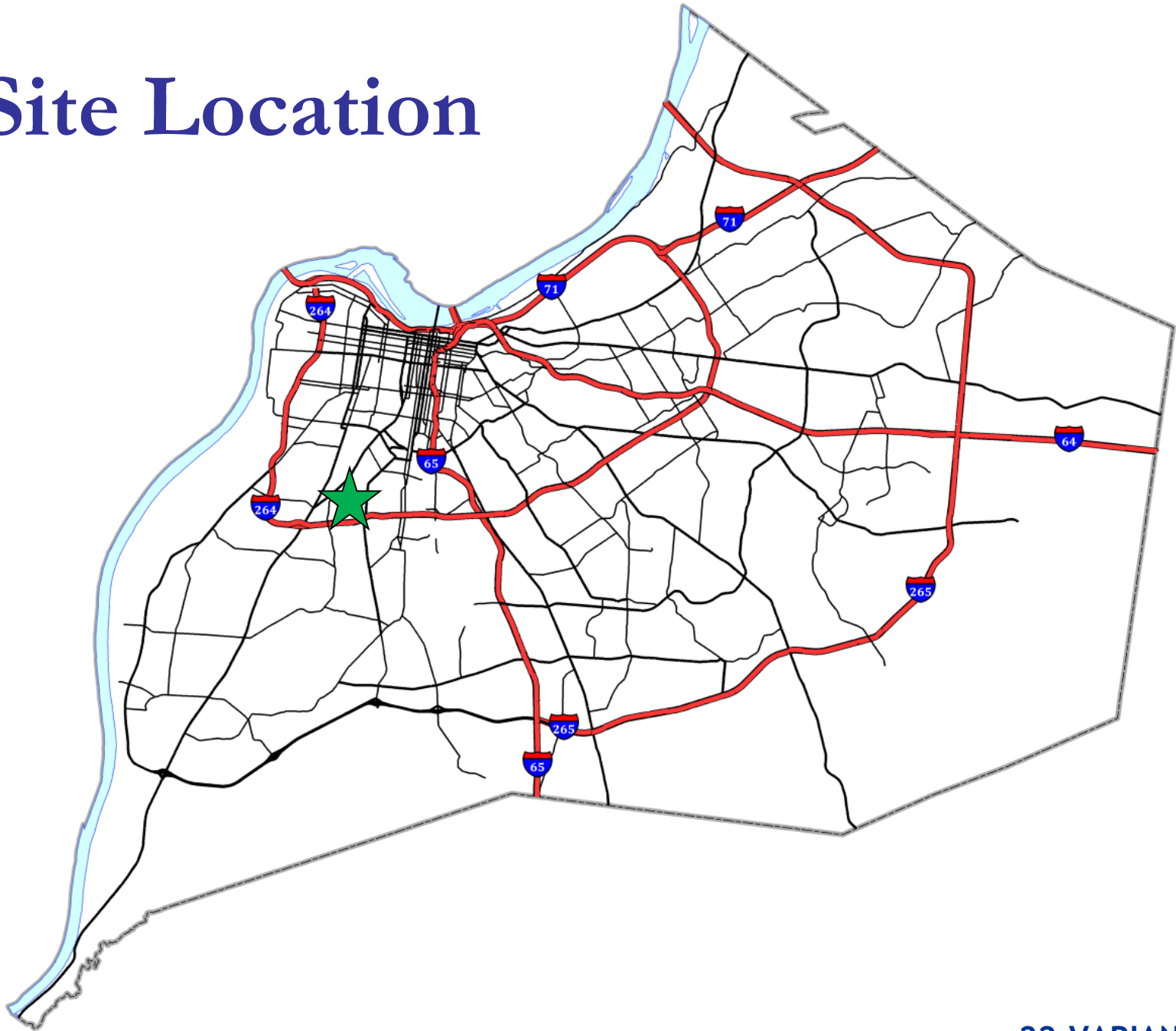
Case Summary / Background

- The subject property is zoned R-5 Residential Single Family and is in the Traditional Neighborhood Form District.
- The property is located on the northwest corner of the intersection of Powell and Camden Avenues in the Jacobs Neighborhood.

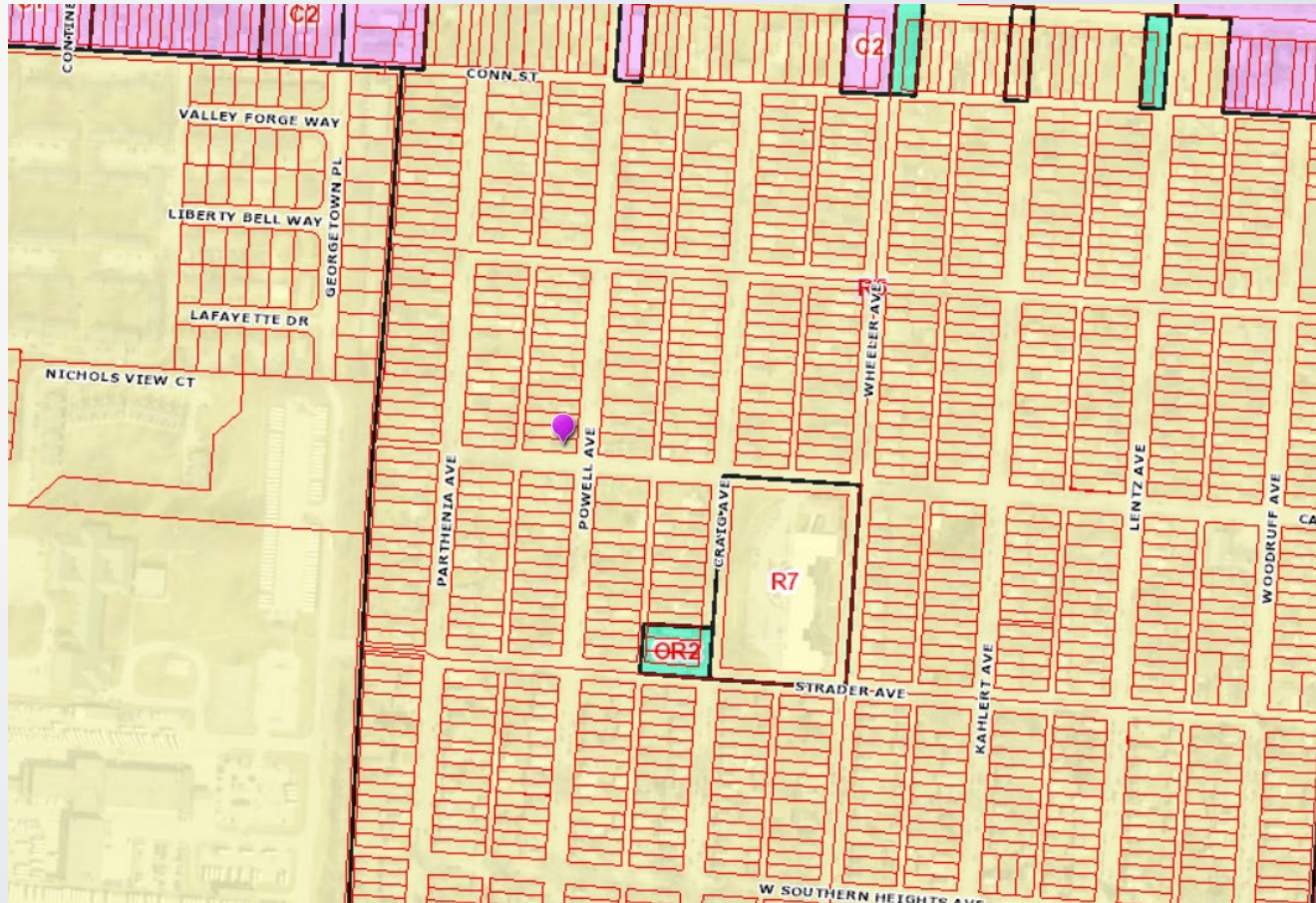
Case Summary / Background

- The site currently has a single-family residential structure and a detached garage.
- The applicant is proposing to construct a solid wood fence that is six feet in height within the street side yard setback.

Site Location



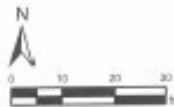
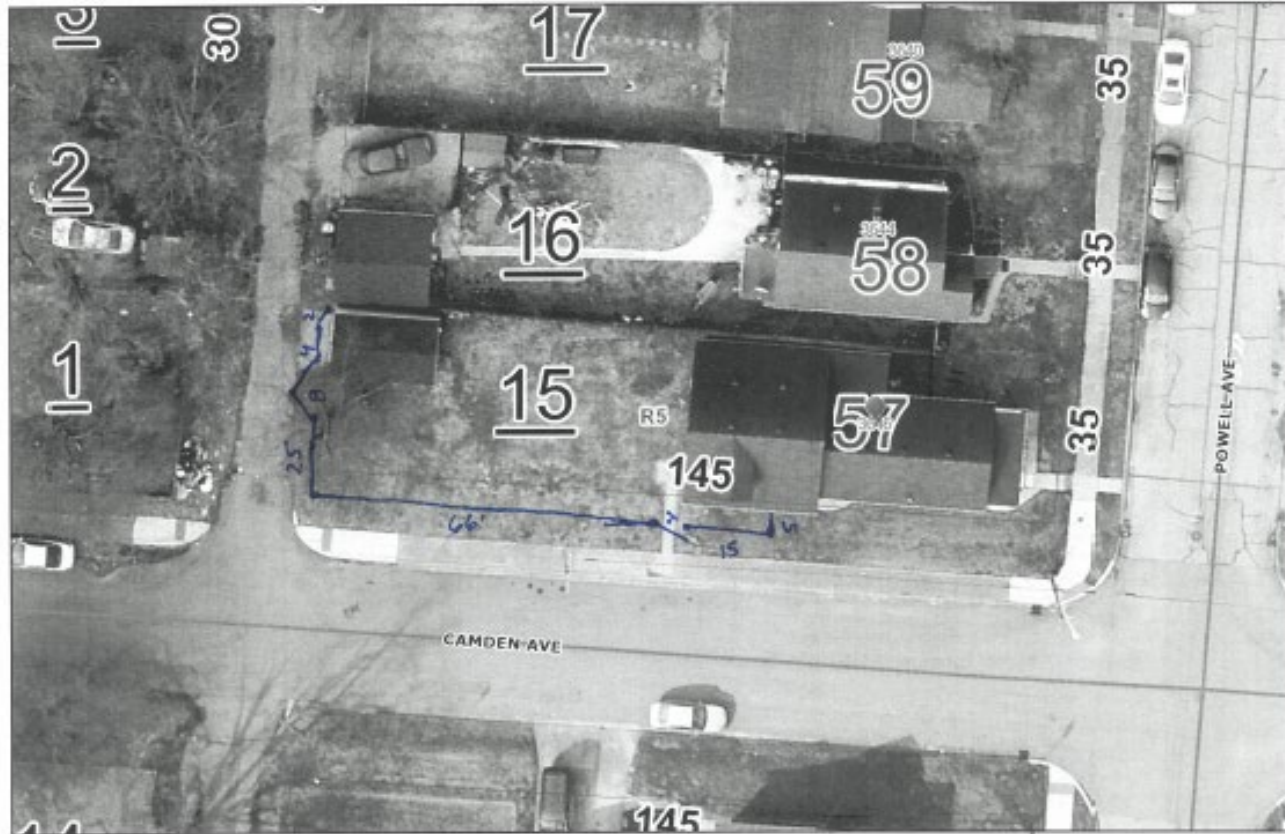
Zoning Map



Aerial Map



Site Plan



3646 Powell

Thursday, July 7, 2022 | 11:51:40 AM

JUL 07 2022

PLANNING & DESIGN
SERVICES



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This map is not a legal document and should only be used for general reference and identification.

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Site Photos-Subject Property



Site Photos-Subject Property



Property to the right, Google 2019.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance does meet the standards of review of (a), (c), and (d). In addition, staff is concerned that the site plan may not show the correct property lines.

Conditions of Approval

- 1) The finished side of wood fences must face out towards the public right of way and adjoining properties.

Required Action

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence to exceed 42 inches in height in the street side yard setbacks.

Approve/Deny