

**20-VARIANCE-0062**  
**Alpine Way Variance**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Zach Schwager, Planner I**  
**August 31, 2020**

# Request

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front and street side yard setbacks in a Neighborhood Form District to exceed 48 inches in height.

Location	Requirement	Request	Variance
Front Yard/Street Side Yard	48 inches	50 inches	2 inches

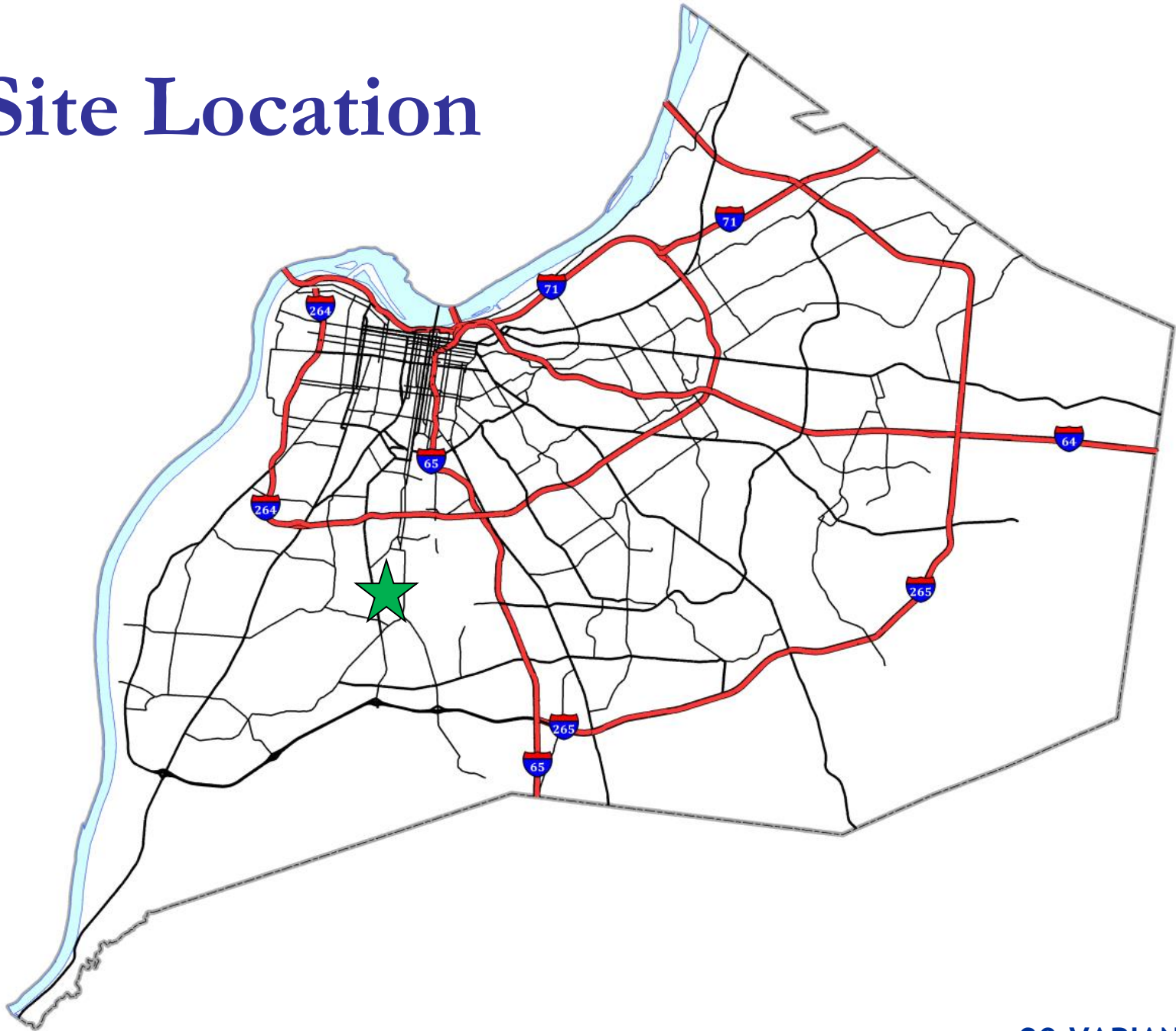
# Case Summary / Background

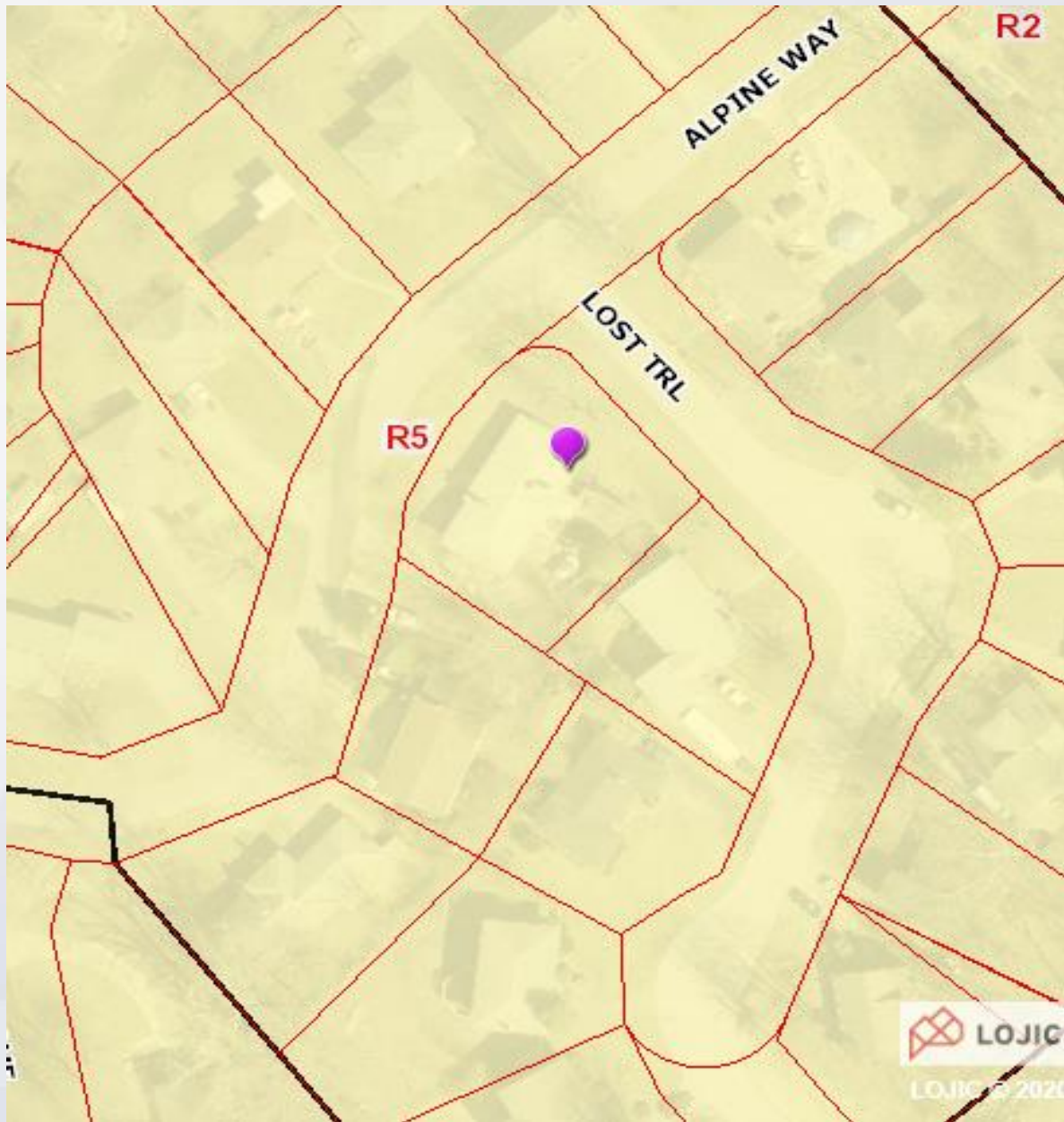
- The subject property is a corner lot in the Kenwood Manor subdivision at the intersection of Alpine Way and Lost Trail.
- It currently contains a single-family residence. The applicant has constructed a 50-inch wooden board fence within the front and street side yard setbacks.

# Case Summary / Background

- The fence appears to be in the right-of-way on the Alpine Way side according to the site plan.
- Staff is supportive of the variance as long as it can be demonstrated that the fence is not within the right-of-way as the fence is not an unreasonable height, there are similar fences in the area, and it does not create a hazard for pedestrians or motorists at the intersection.

# Site Location



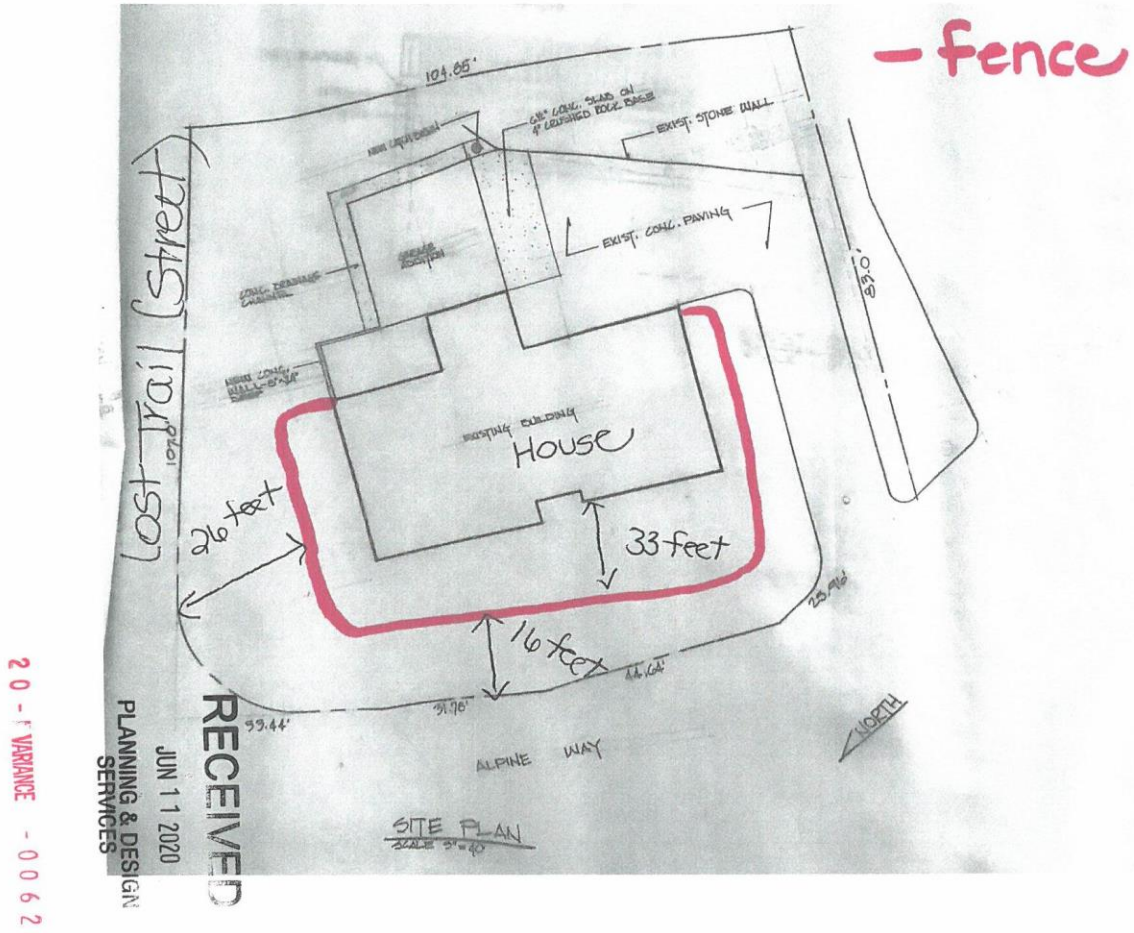








# Site Plan



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front and street side yard setbacks in a Neighborhood Form District to exceed 48 inches in height. Approve/Deny

Location	Requirement	Request	Variance
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