

20-VARIANCE-0008

7101 Mt. Washington Road



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
February 17, 2020

Request(s)

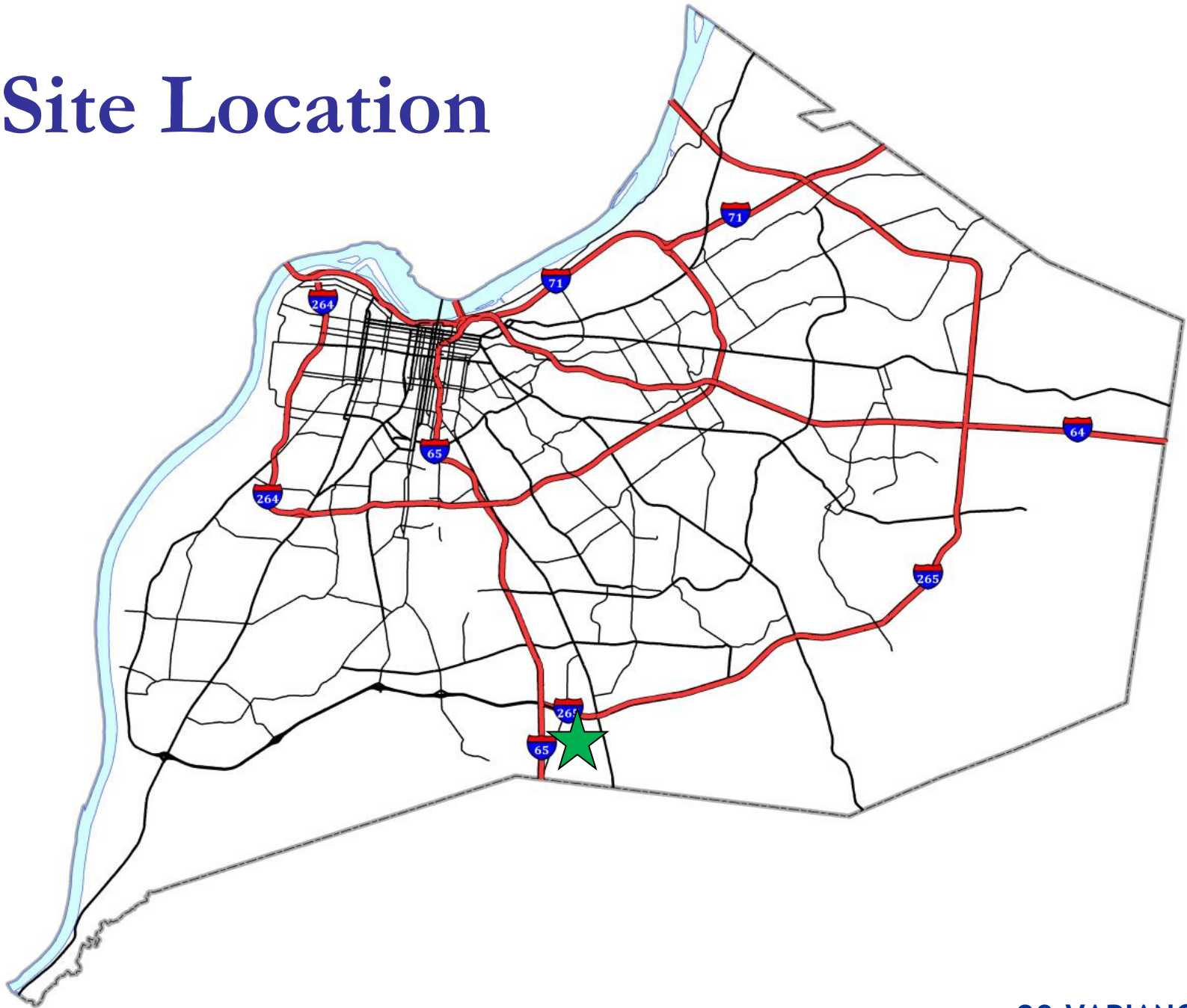
Variance from Land Development Code (LDC) section 4.4.3.A.1.a.i to allow a fence in the street side yard in the Neighborhood Form District to exceed 48 inches in height.

Location	Requirement	Request	Variance
Parkside Vista Ln. Street Side Yard	4 feet	6 feet	2 feet

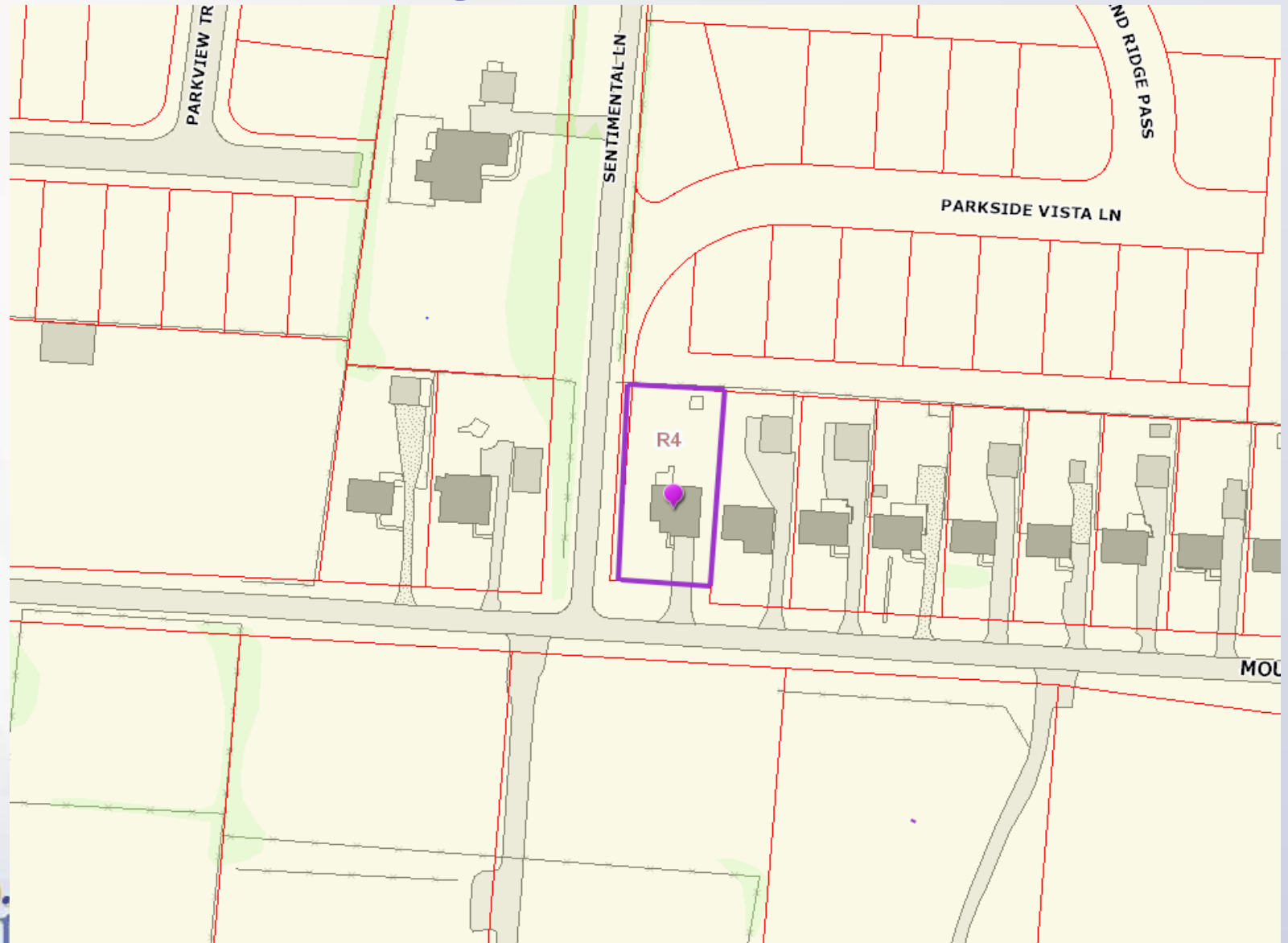
Case Summary/Background

- The applicant plans to construct a 6-foot wooden privacy fence (or 72 inches) along the Parkside Vista Lane street side yard.
- The applicant has received approval from LG&E to allow the proposed fence in the 15-foot electric and telephone easement along the property line.

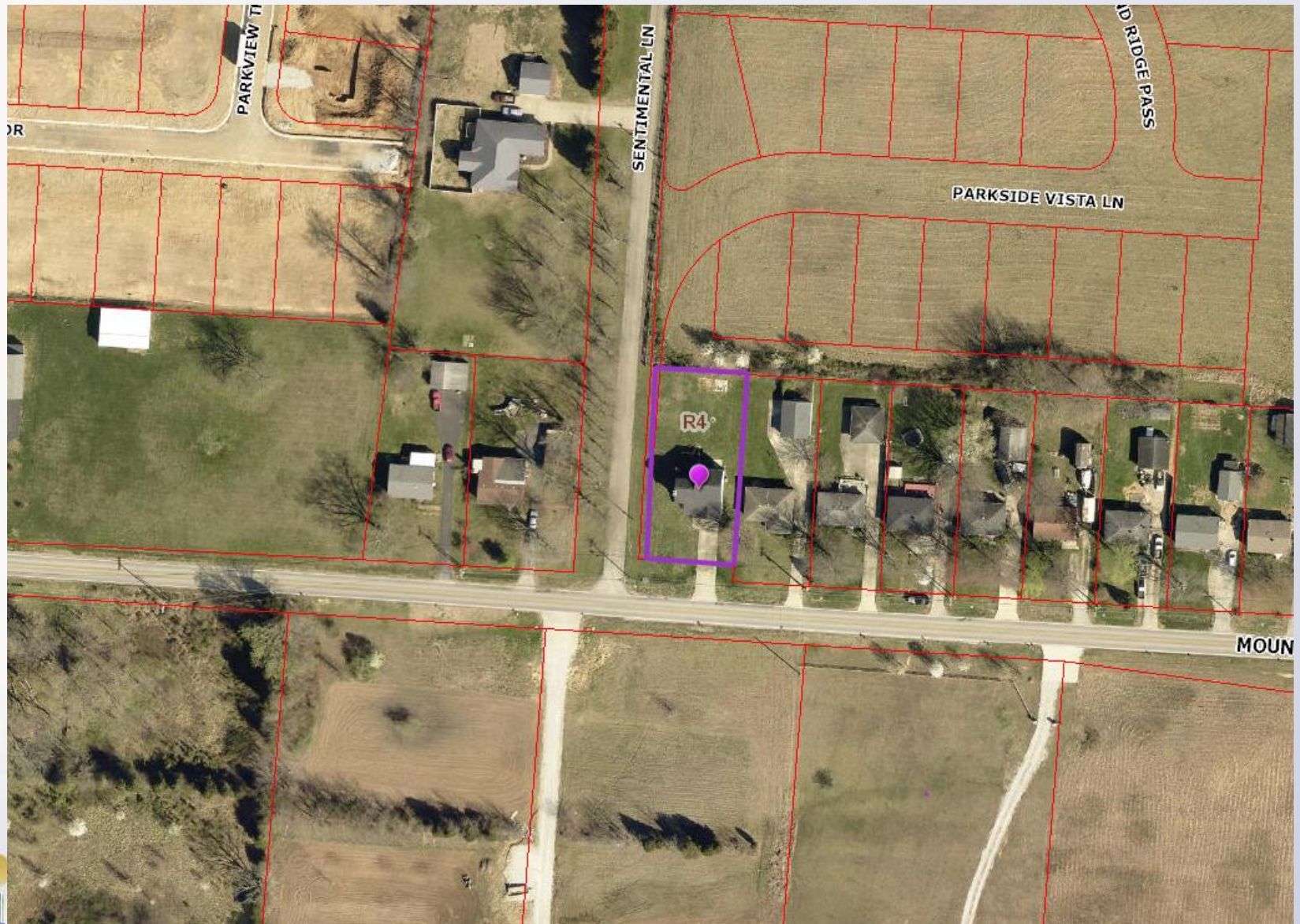
Site Location

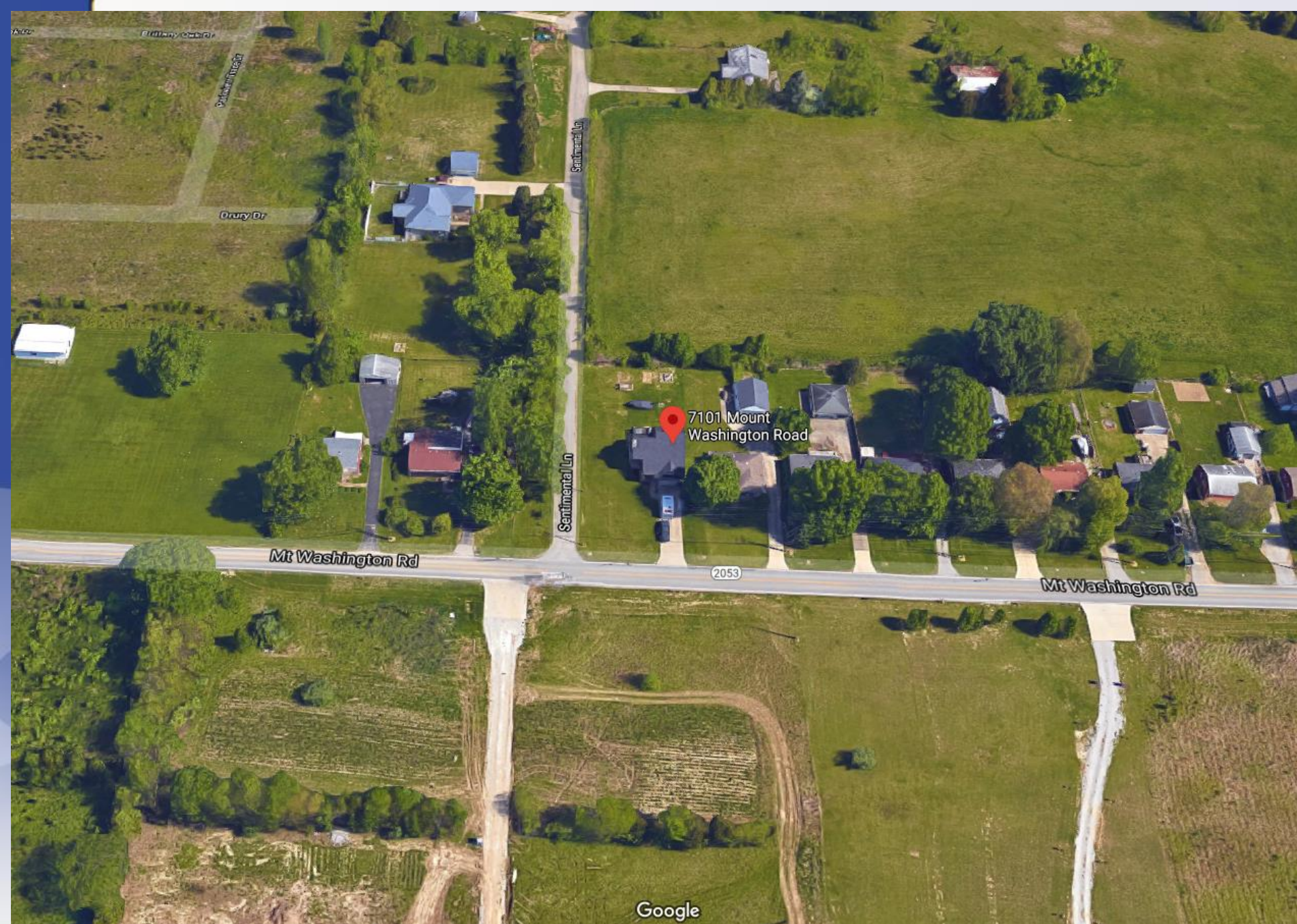


Zoning/Form Districts



Aerial Photo/Land Use





[illegible]

CERTIFICATE OF APPROVAL

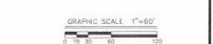
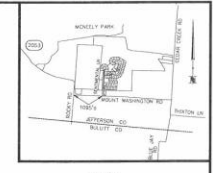
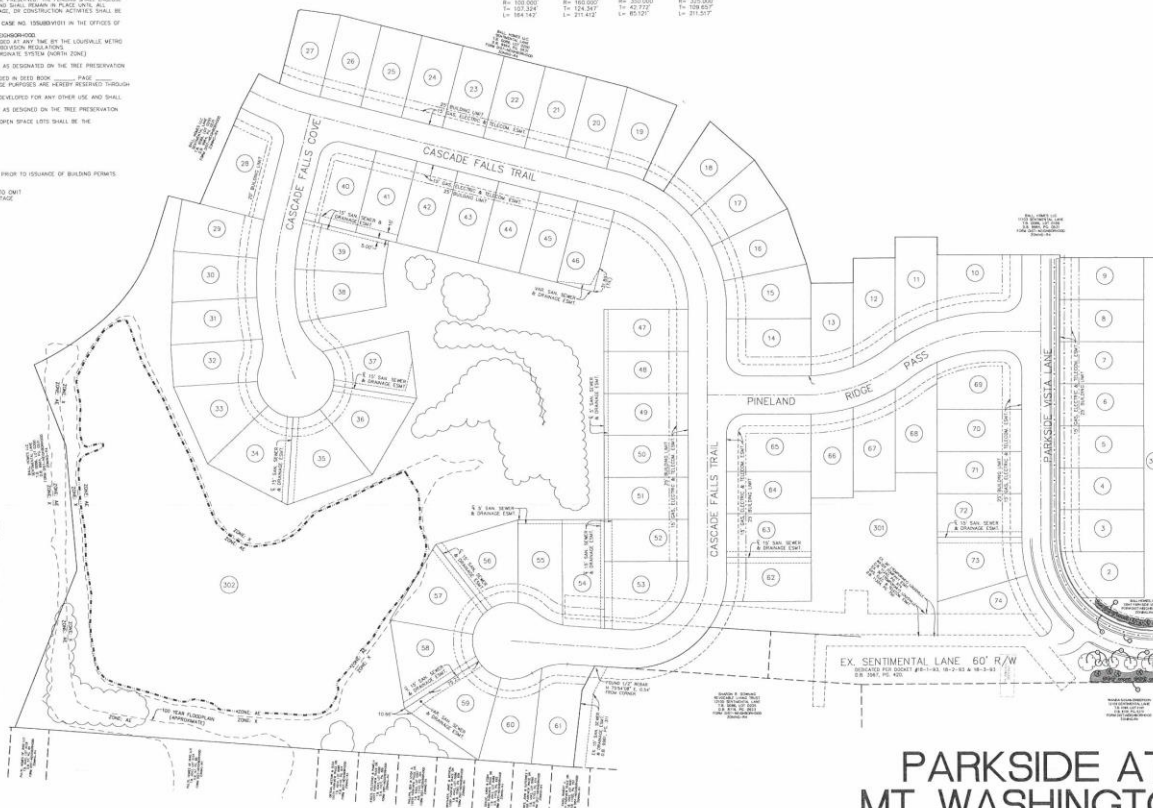
Approved this _____ day of _____, 20____

LOUISVILLE METRO PLANNING COMMISSION

§. CURVE DATA

△	△	△	△
Δ = 88°42'01"	Δ = 37°26'24"	Δ = 37°26'24"	
R = 145.000'	R = 200.000'	R = 200.000'	
T = 141.747'	L = 63.774'	L = 63.774'	
L = 224.476'	L = 130.689'	L = 130.689'	

△	△	△	△
Δ = 84°02'47"	Δ = 15°47'23"	Δ = 135°06'04"	Δ = 37°17'23"
R = 100.000'	R = 160.000'	R = 350.000'	R = 335.000'
T = 123.224'	T = 124.347'	T = 42.772'	T = 108.455'
L = 184.162'	L = 61.635'	L = 211.517'	

[illegible]

PARKSIDE AT MT. WASHINGTON

CONSERVATION SUBDIVISION
SECTION 1
RECORD PLAT
OWNER & DEVELOPER
BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KENTUCKY 40517
TAX BLOCK 0086, LOTS 0106, 0199, 0200, 0201 & 0204
D.B. 9964, PG. 531, D.B. 10388, PG. 856, B.B. 10262, PG. 924
JANUARY 22, 2019 SCALE: 1"=60'

RECEIVED
JAN 23 2021
FLORIDA
DESIGN SERVICES
924
VARIANCE - 0008

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED HEREON WAS PERFORMED BY MYSELF OR PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMISSIONERS OF KENTUCKY, FOR 201 KAR 18.150 AND IS EFFECT ON THE DATE 10/19/2018 THAT THIS SURVEY WAS COMPLETED IN THE FIELD

DAVID A. MENDEL PLM 2843 DATE _____
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

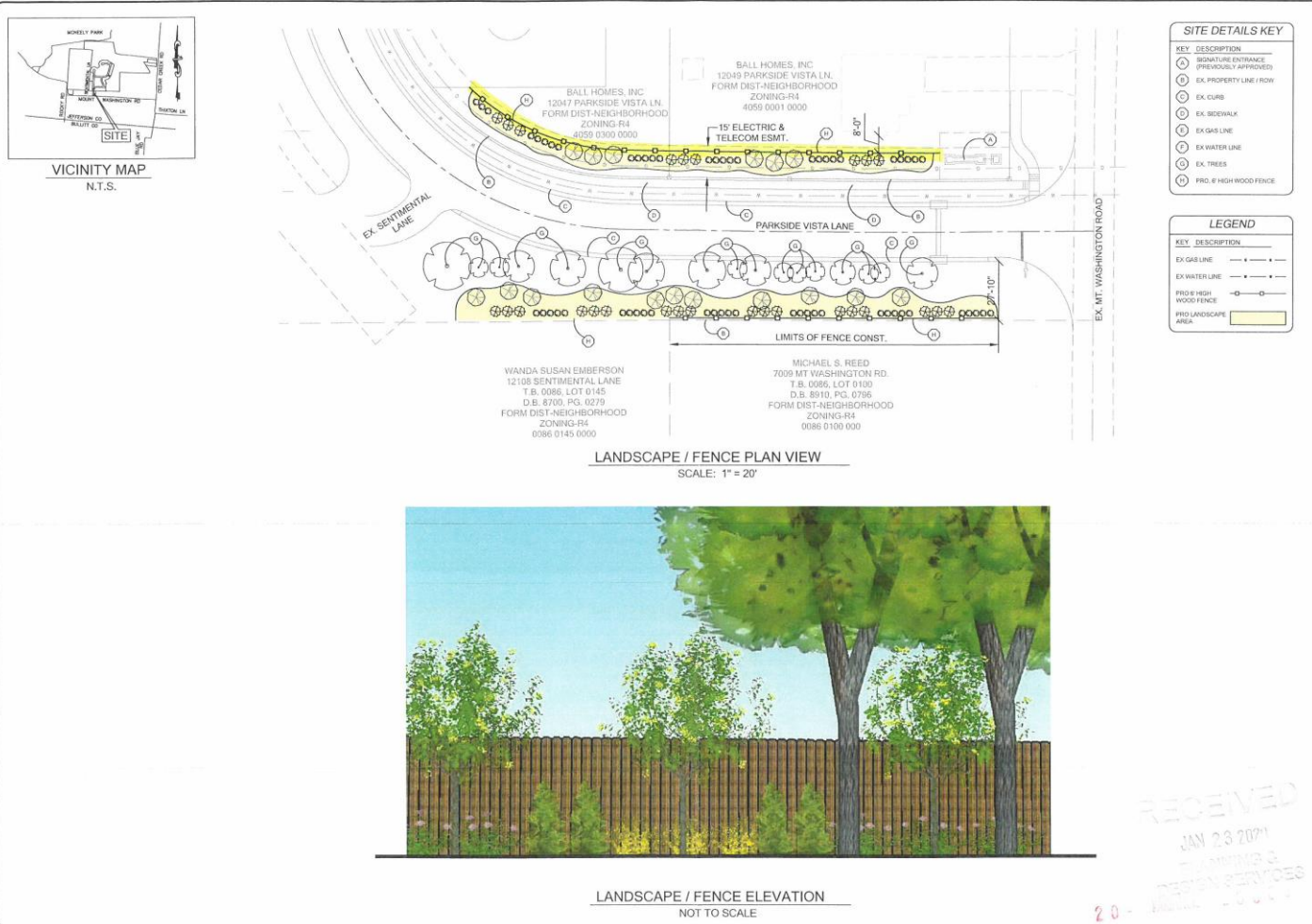
FRONT/STREET SIDE YARDS	15'-25'
SIDE YARDS	3'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT WIDTH	25', 40' IF CORNER LOT



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502-485-1508 ► MindelScott.com

VARIANCE

Rendering



Proposed Fence Area



Proposed Fence Area



Looking Toward Mt. Washington Rd.



Staff Findings

- Staff finds that the requested variance is adequately justified and meets the standard of review.
- Staff proposes a condition of approval regarding the design of the fence.

Required Actions

Approve or Deny:

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