

Case No. 15VARIANCE1086
233 South Hubbards Lane



Louisville Metro Board of Zoning Adjustment

Ross Allen, Planner I

Feb. 1, 2016

Requests

- Variance from the Development Code (St. Matthews), Section 9.1.B.1, 9.1 figure 3 and 9.1 table 1, to allow a proposed fence to exceed a height of 4 feet.

	Requirement	Request	Variance
Variance:	4 ft.	6 ft.	2 ft.

Case Summary / Background

The applicant is proposing to build a new fence that would exceed 4 foot in height. The proposed fence would be outside of Vision Clearance requirements per Development Code for St. Matthews.

Previous Cases

No known previous cases

Zoning/Form Districts

Subject Property:

Existing: Residential Single Family (R5), Neighborhood (N)

Proposed: Residential Single Family (R5), Neighborhood (N)

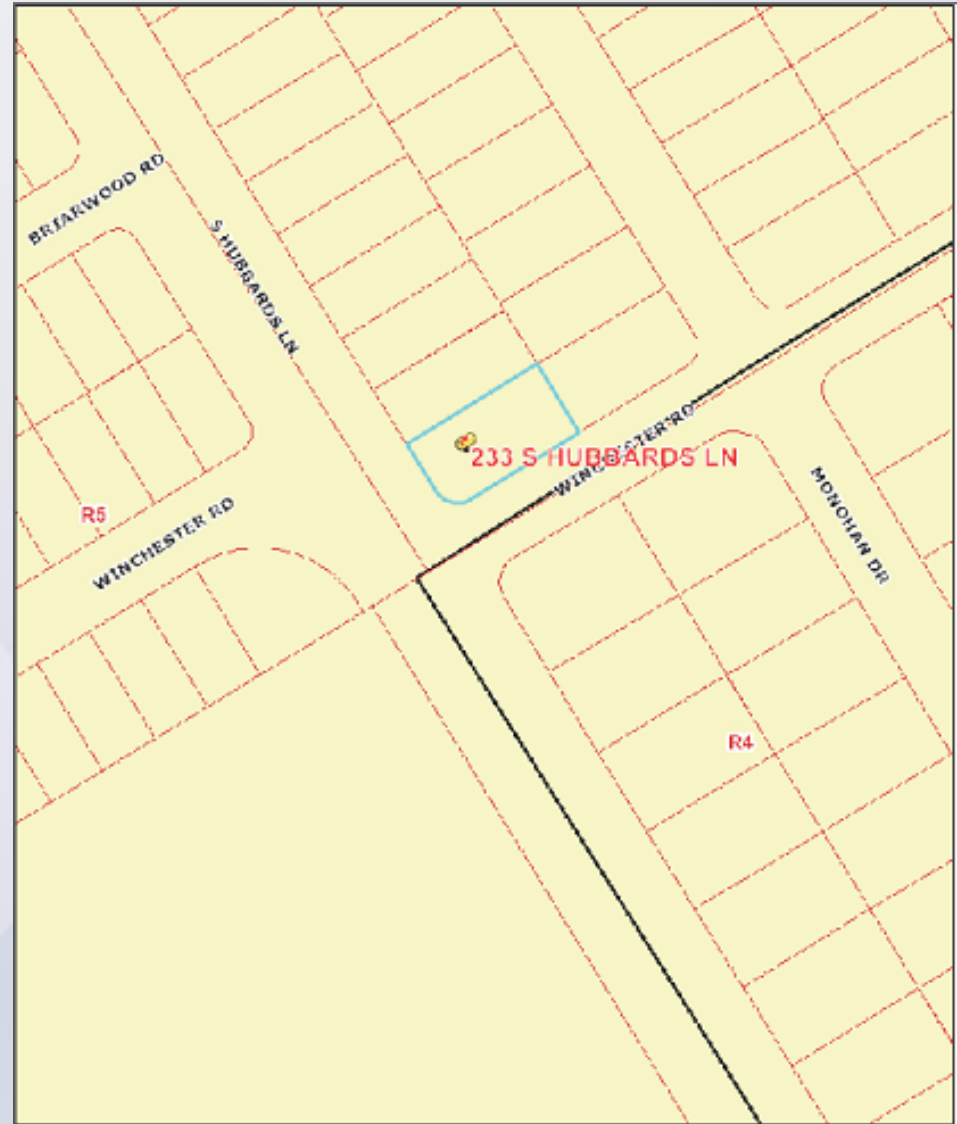
Surrounding Properties:

North: Residential Single Family (R5), Neighborhood (N)

South: Residential Single Family (R5 and R6), Neighborhood (N)

East: Residential Single Family (R5), Neighborhood (N)

West: Residential Single Family (R5), Neighborhood (N)



Site Plan



233 S. Hubbards Lane
 Louisville KY 40207
 Parcel ID 052360040021 .175 Acres

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DEC 08 2015

LANDSCAPING &
 DESIGN SERVICES

15 VANCE AVE 1081

Looking at the proposed Front/Side Yard Area



Street Side Yard View (looking from Winchester Ave.)



Technical Review

There are no outstanding technical review items.

Applicable Plans & Policies

- Development Code

Standard of Review and Staff Analysis

Standards of review : Variance

The proposal will NOT: alter the essential character of the general vicinity, adversely affect public health, safety, or welfare, cause a hazard or nuisance to the public, and/or allow unreasonable circumvention of the zoning regulations.

Additional Considerations:

- Special Circumstances: None
- Strict application would deprive the applicant of reasonable use of the land.
- The Circumstances are not the result of actions of the applicant subsequent to the adoption of zoning regulations

Conclusions

Therefore, the Board of Zoning Adjustment must determine if the proposal meets the standard for a variance established in the Development Code based on the testimony and evidence provided at the public hearing.

Approve or Deny

- Variance from the Development Code (St. Matthews), Section 9.1.B.1, 9.1 figure 3 and 9.1 table 1, to allow a proposed fence to exceed a height of 4 feet.

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