

17VARIANCE1086

6651 Sylvania Road Fence



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

**Dante St. Germain, Planner I
November 20, 2017**

Requests

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 48 inches in the Neighborhood form district.

Location	Requirement	Request	Variance
Street Side Yard Fence	4 feet	6 feet	2 feet

Case Summary / Background

- The subject property is located in Pleasure Ridge Park.
- The property contains a one-story single-family residence with detached garage, and a wooden privacy fence in two sections.
- The section of fence to the south of the garage was constructed prior to the applicant's purchase of the property. The section of fence to the north of the garage was constructed in 2011 by the applicant. There is no record of a variance for either section of fence.

Zoning/Form Districts

Subject Property:

- Existing: R-1/Neighborhood
- Proposed: R-1/Neighborhood

Adjacent Properties:

- North: R-1/Neighborhood
- South: R-1/Neighborhood
- East: R-1/Neighborhood
- West: R-1/Neighborhood



6651 Sylvania Road
feet



Map Created: 11/8/2017



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Aerial Photo/Land Use

Subject Property:

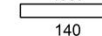
- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



6651 Sylvania Road
feet



140
Map Created: 11/8/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property across Sylvania No. 4 Road.

Site Photos-Subject Property



The property across Sylvania Road.

Site Photos-Subject Property



The northern section of the fence.

Site Photos-Subject Property



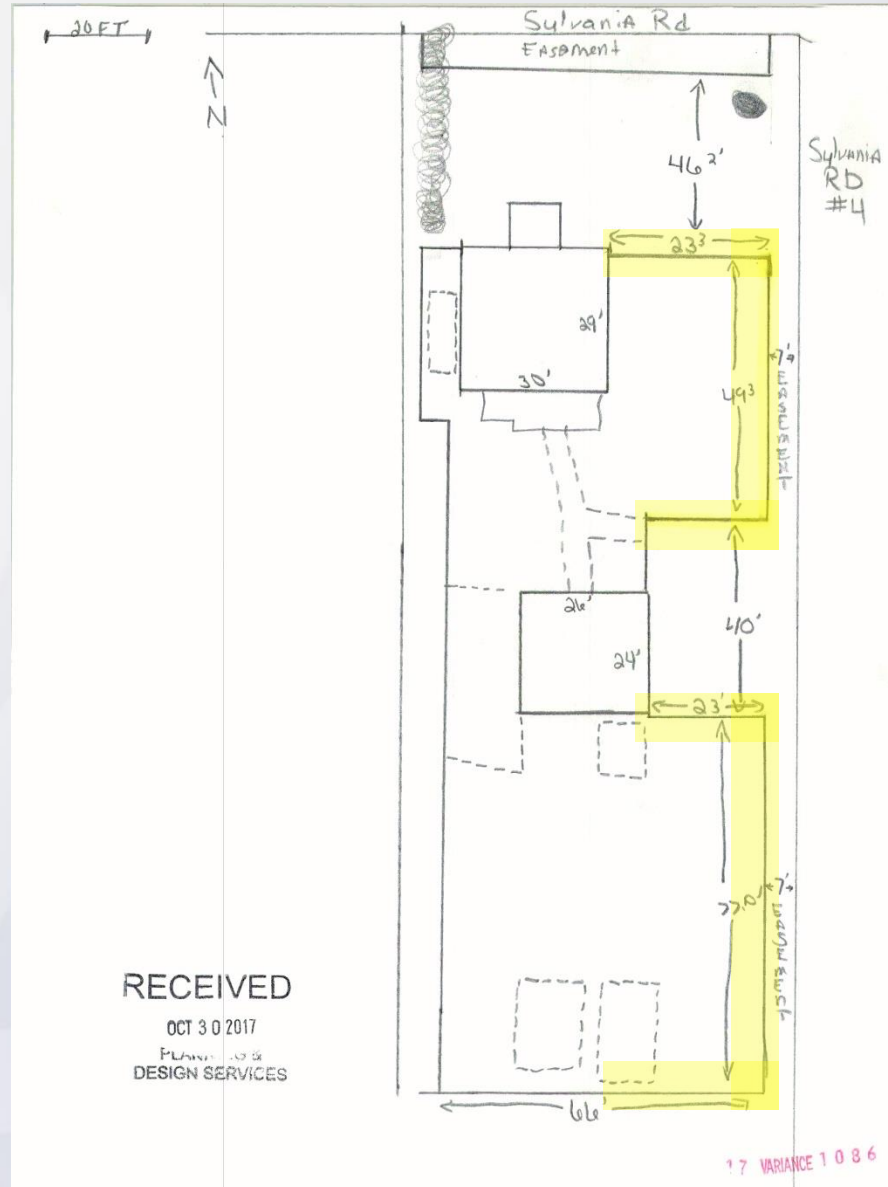
The garage that divides the two sections of fence.

Site Photos-Subject Property



The southern section of fence.

Site Plan



Conclusions

- The variance request does not appear to be adequately justified and does not meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017) from section 4.4.3.A.1.a.i to allow a fence in the street side yard setback in the Neighborhood form district to exceed 48 inches in height.

Required Actions

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 48 inches in height in the Neighborhood form district. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard Fence	4 feet	6 feet	2 feet