

18VARIANCE1114
1216 Abbeywood Road



Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
February 4, 2019

Requests

Variance: from the City of St. Matthews Development Code to allow an existing 6 foot high wooden privacy fence to be located in the Westport Road street side yard. Section 9.1.B.1.a.

Location	Requirement	Request	Variance
Fence Height	4 feet	6 feet	2 feet

Case Summary / Background

The wooden privacy fence adds a sense of security, privacy and reduces the noise from Westport Road.

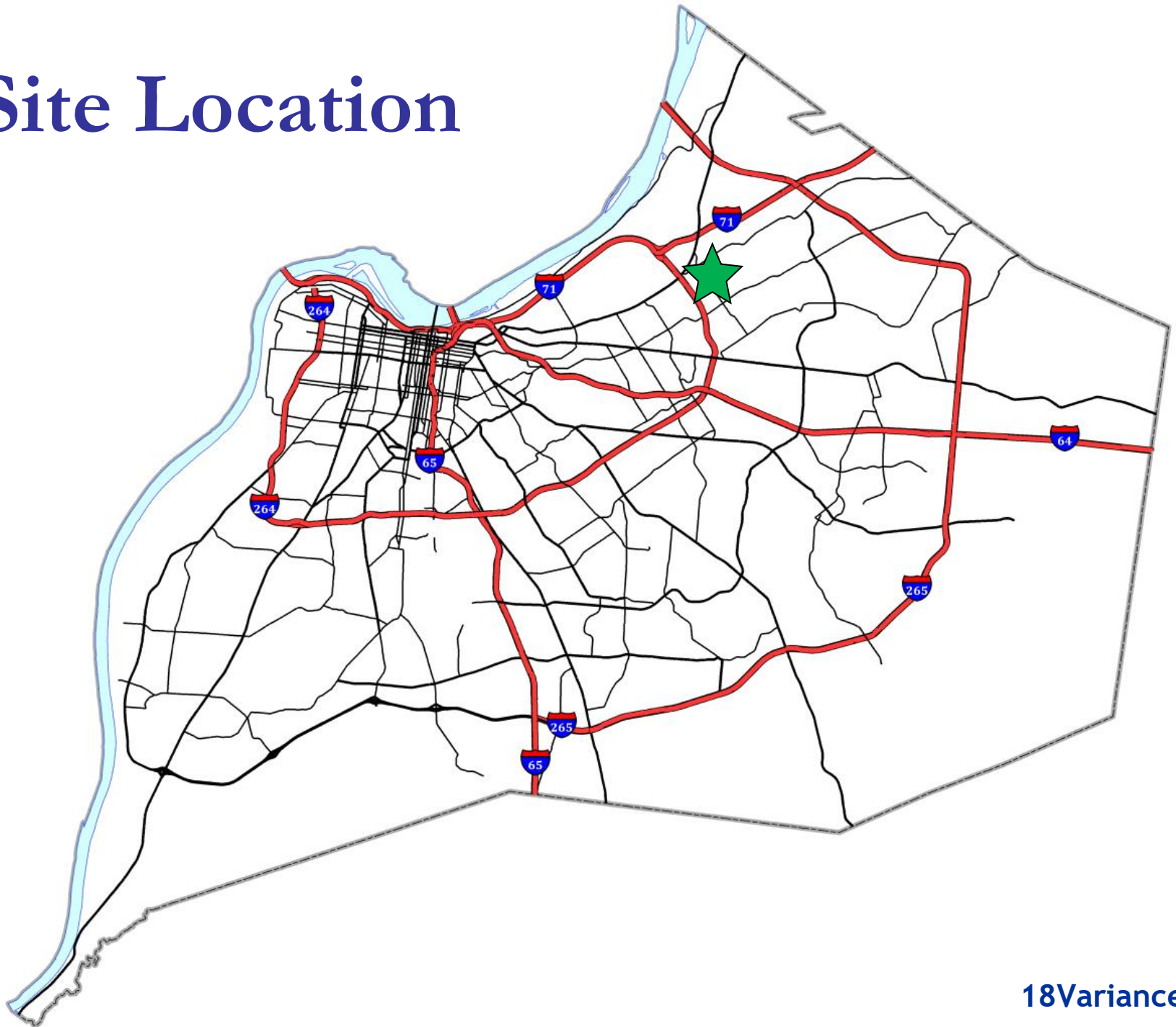
Does not create any type of sight distance concern.

Fence is approximately 20 feet from the property line and about 31 feet from the existing Westport Road pavement.

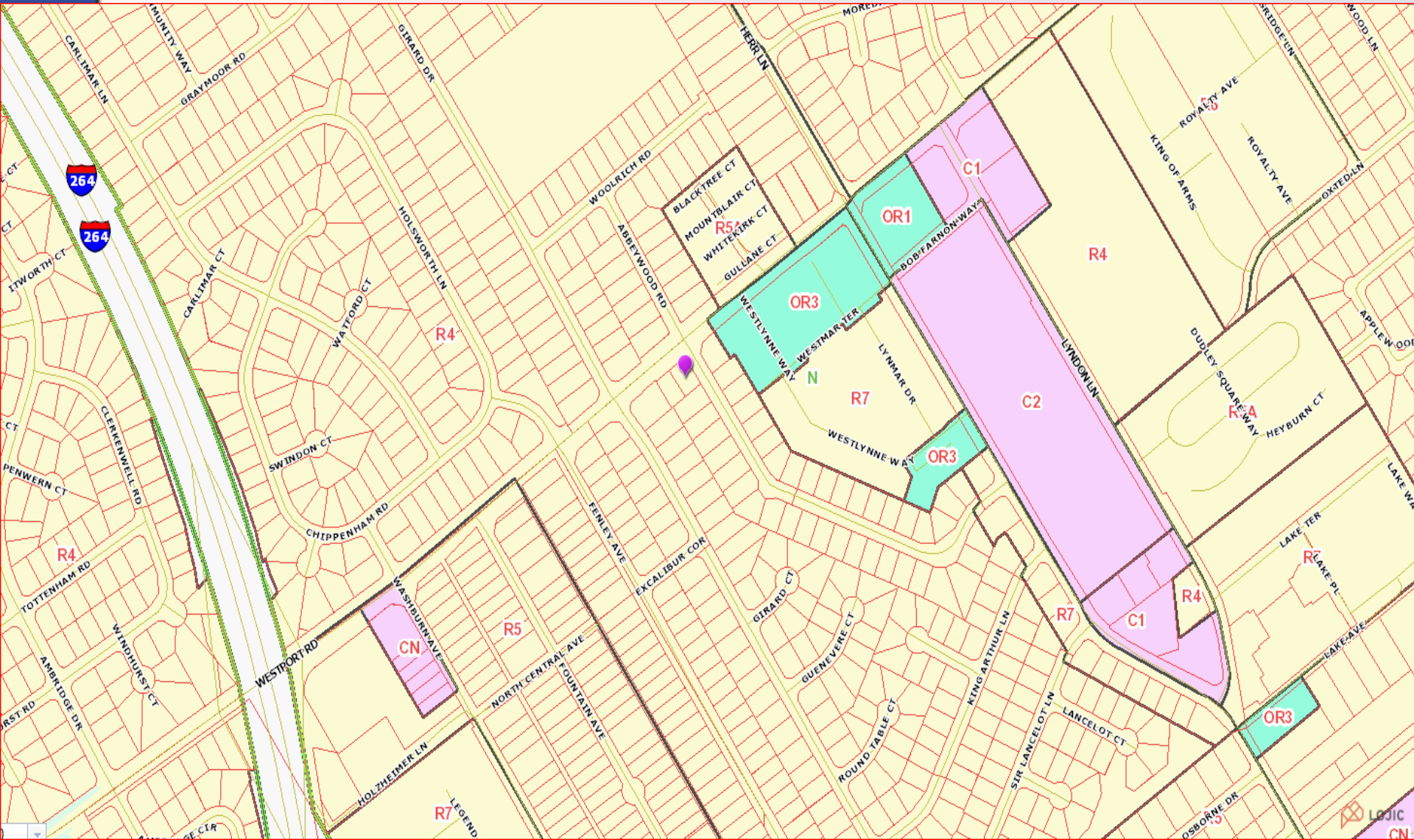
Wooden privacy fences are common in the area.

City of St. Matthews

Site Location



Zoning Map



Aerial Map



Looking west down Westport Road toward the Watterson



01/18/2019 11:47

Existing Fence



01/18/2019 11:47

Looking east toward Herr Lane



01/18/2019 11:48

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the City of St. Matthews Development Code.

Required Actions

- **Variance:** from the City of St. Matthews Development Code to allow an existing 6 foot high wooden privacy fence to have to be located in the required Westport Road street side yard.

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Fence Height	4 feet	6 feet	2 feet