

# **19-VARIANCE-0039**

## **E. Manslick Road Variance**



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

**Zach Schwager, Planner I  
March 16, 2020**

# Request

- **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.

Location	Requirement	Request	Variance
Street Side Yard	48 inches	72 inches	24 inches

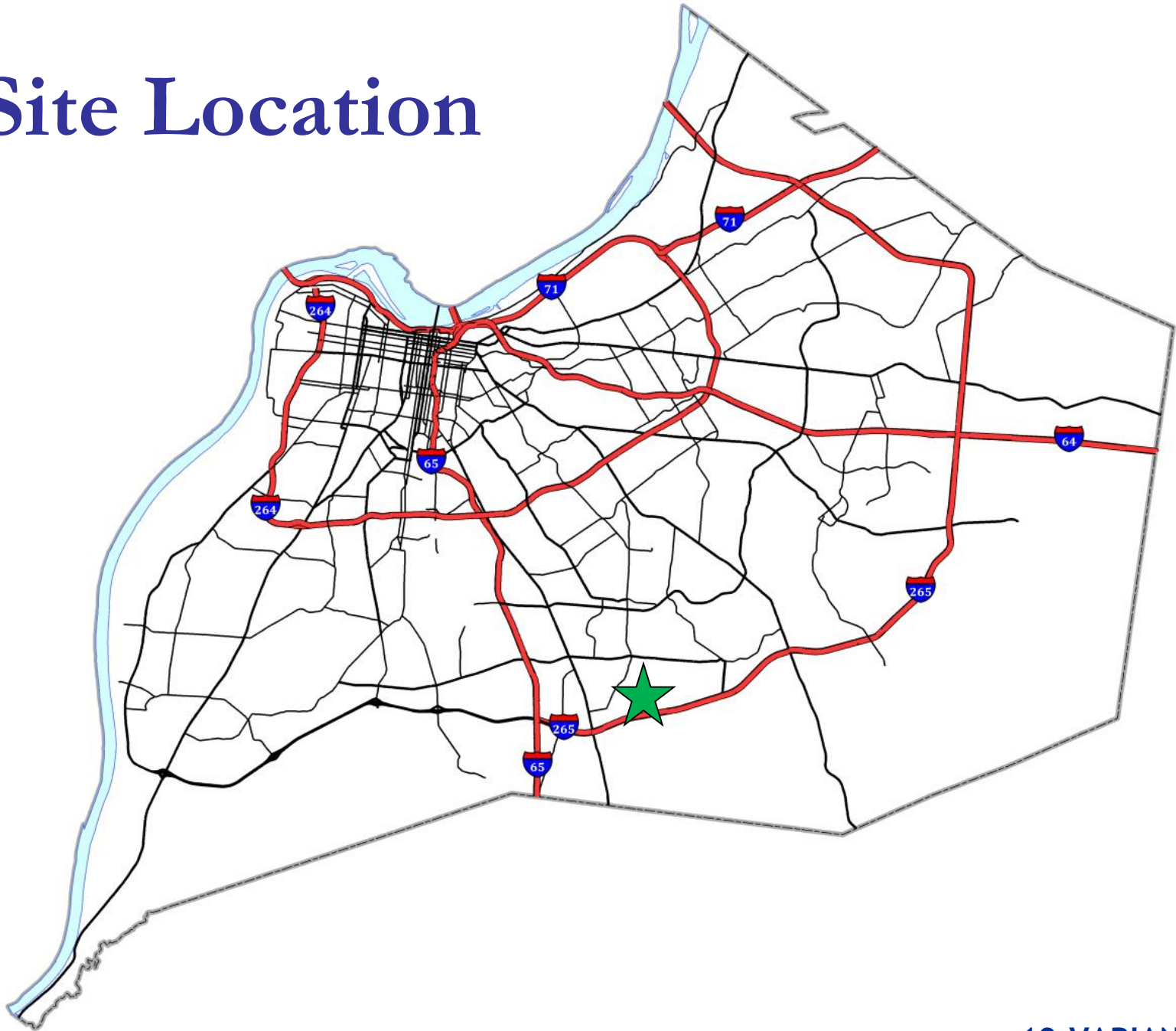
# Case Summary / Background

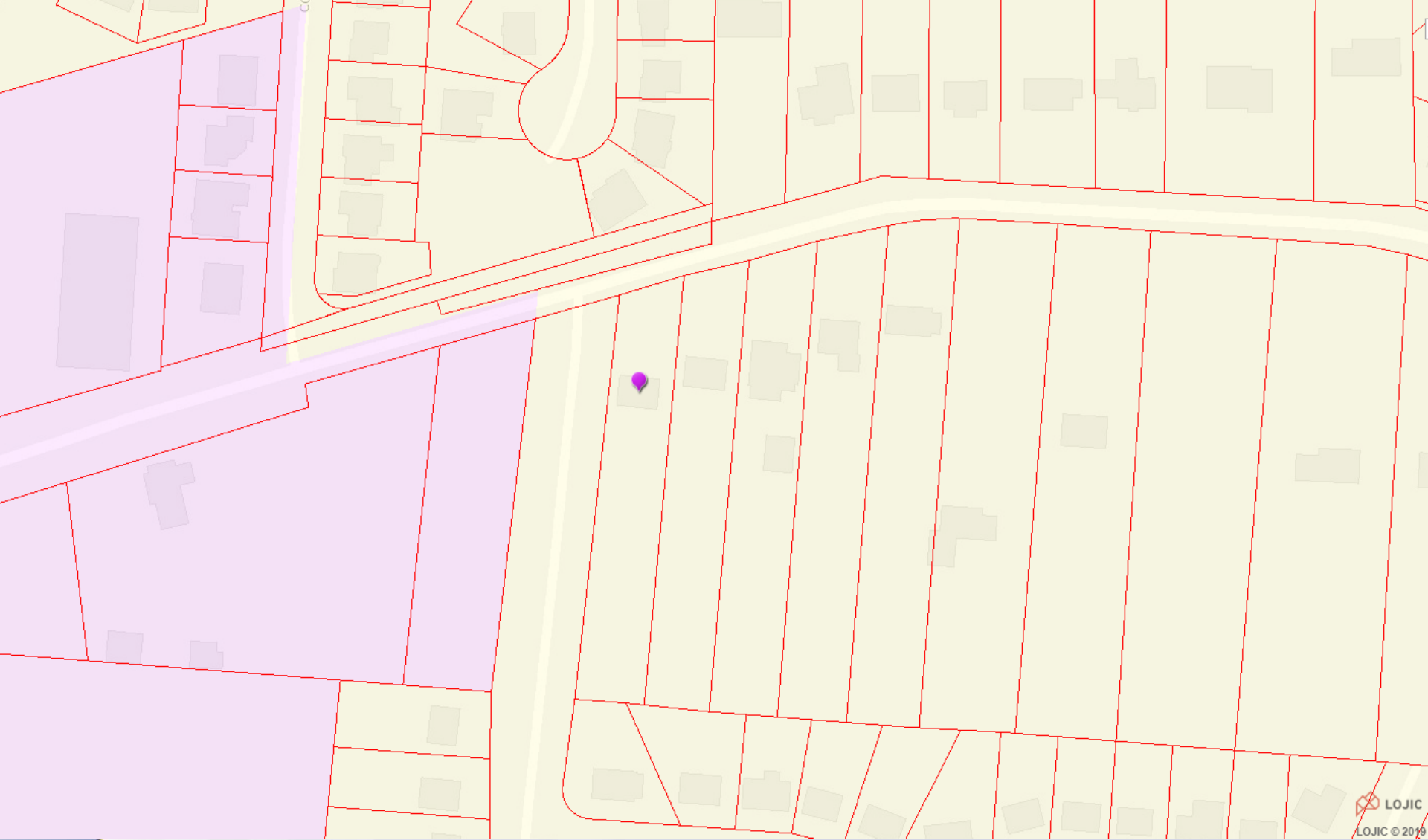
- The subject property is a corner lot in Highview at the intersection of E. Manslick Road and Old Ironside Drive. It currently contains a single-family residence.
- The applicant has constructed a 72-inch wooden privacy fence in the street side yard.

# Case Summary / Background

- Continued from January 6, 2020
- The applicant was required to provide staff with a boundary survey and to have the property lines staked in the field.
- Staff visited the site on February 13
- Staff measured the distance from the fence to a property line stake and it was 7 ft. 4 in. over the property line.

# Site Location

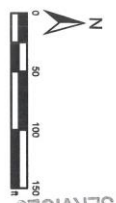






# Site Plan

19-VARIANCE-0039



PLANNING &  
DESIGN SERVICES  
ADDRESS: 1471  
PHONE: 502-477-1175

**6510 E Manslick Rd**

Wednesday, August 14, 2019 | 1:33:09 PM



This map is not a legal document and should only be used for general reference and identification.





# Site Photos-Subject Property



# Site Photos-Subject Property



# 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.

## Condition of Approval:

#1) The applicant shall immediately remove the existing unlawful fence that was constructed without the necessary approvals from the right of way.

# Required Action

- **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	48 inches	72 inches	24 inches