

# 16VARIANCE1095

## 3935 Kennison Court



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**January 9, 2017**

# Case Summary / Background

- Proposing to construct a 4 foot high bamboo screen above an existing 6 foot high stone wall with a total height of 10 feet and for a length of 23.5 foot along the eastern property line adjacent to the applicant's driveway.
- Additional variance needed for 10 foot sections along the side yard and rear yard fence constructed in 2009.

# Request(s)

**Variance #1:** from the St. Matthews Development Code Article 9, section 9.1.B.1.b to allow a proposed fence to exceed the maximum height in the required side yard for a parcel zoned R-4.

Location	Requirement	Request	Variance
Side Yard (Fence Height)	7 ft.	10 ft.	3 ft.

# Request(s)

**Variance #2:** from the St. Matthews Development Code Article 9, section 9.1.B.1.b to allow an existing fence to exceed the maximum height in the required side and rear yards for a parcel zoned R-4.

Location	Requirement	Request	Variance
Side and Rear Yard (Fence Height)	7 ft.	10 ft.	3 ft.

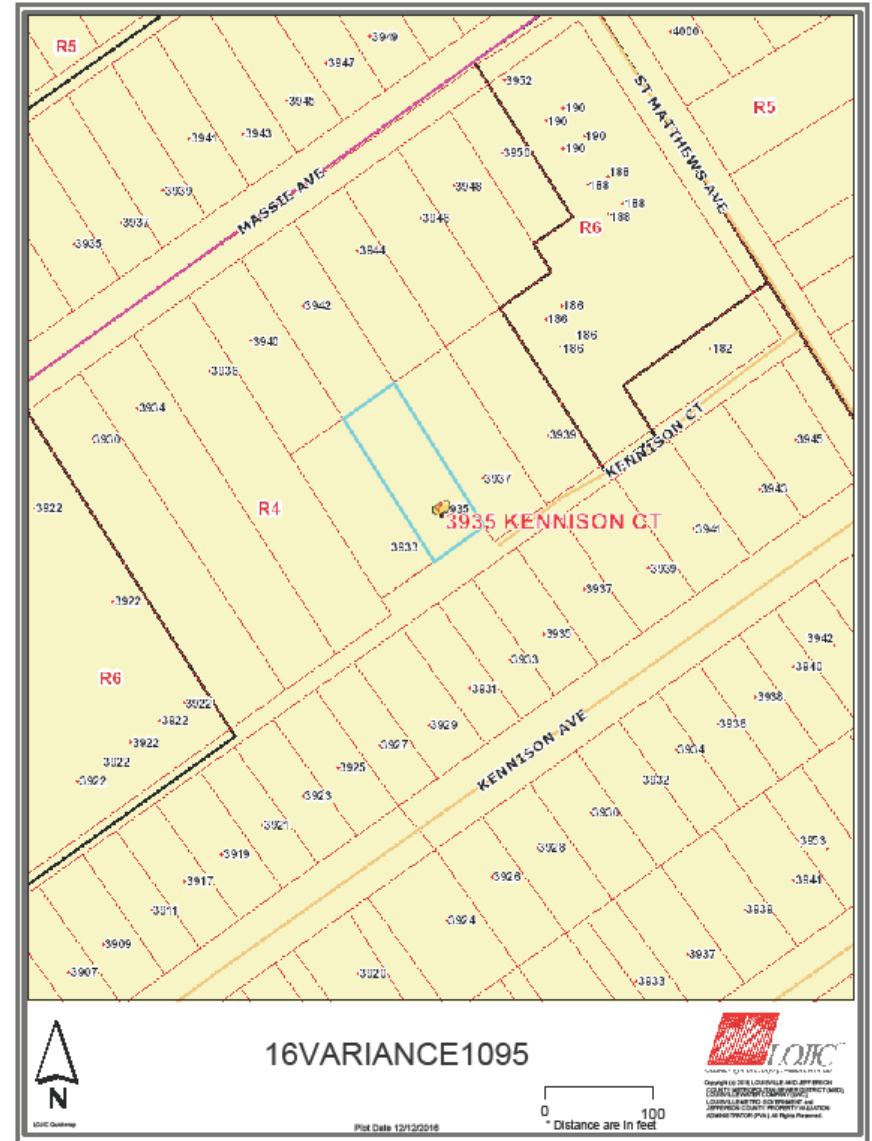
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/  
Neighborhood

## Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



# Aerial Photo/Land Use

## Subject Property:

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

## Adjacent Properties:

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



# Site Photos-Subject Property



Subject Site, looking NW from Kennison Court.

# Site Photos-Subject Property



The proposed fence/screen as found along the northeastern property line, Variance #1.

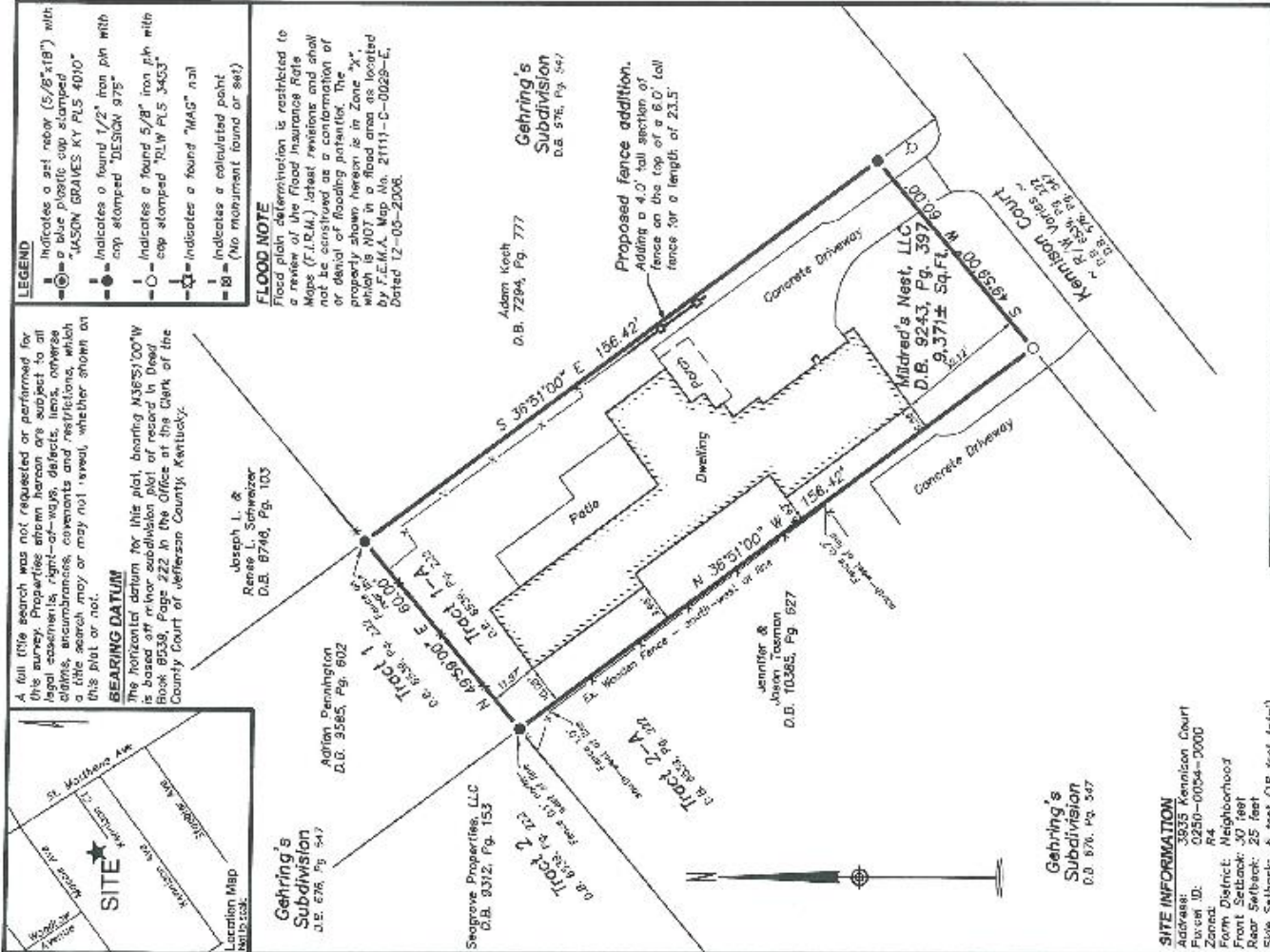


# Site Photos-Subject Property



The existing fence as found along the rear property line, approximately 10 feet in height (red circle).

# Applicant's Site Plan



**RETRACEMENT SURVEY FOR**

**CLIENT INFORMATION:**  
 Client Name: Mildred's Nest, LLC  
 Property Located at: 3935 Kennison Court, Louisville, KY 40207  
 Property Owner: Mildred's Nest, LLC  
 Source of Ownership: Deed Book 9243, Page 387 (Jefferson County, KY)

**DATE:** 12/02/2016  
**REVISED:** 12/16/2016  
**SHOW PROPOSED FENCE**

**FIELD WORK PERFORMED BY:** JAG  
**FIELD WORK COMPLETED ON:** 12/16/2016  
**SCALE:** 1" = 30'

**STATE OF KENTUCKY**  
**KENNETH J. GRAVES**  
**4010**  
**LICENSED PROFESSIONAL LAND SURVEYOR**

**CLIENT INFORMATION:**  
 Client Name: Jason Graves, LLC  
 Property Located at: 3935 Kennison Court, Louisville, KY 40207  
 Property Owner: Jason Graves, LLC  
 Source of Ownership: Deed Book 9243, Page 387 (Jefferson County, KY)

**DATE:** 12/02/2016  
**REVISED:** 12/16/2016  
**SHOW PROPOSED FENCE**

**FIELD WORK PERFORMED BY:** JAG  
**FIELD WORK COMPLETED ON:** 12/16/2016  
**SCALE:** 1" = 30'

**STATE OF KENTUCKY**  
**KENNETH J. GRAVES**  
**4010**  
**LICENSED PROFESSIONAL LAND SURVEYOR**



# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- BOZA must determine if the proposal meets the standard of review for granting a variance as established in the St. Matthews Development Code from Article 9, section 9.1.B.1.b to allow an existing fence and proposed screen/fence to be 10 foot tall (exceeding the 7 foot height requirement) in the rear and side yards on the northeastern property line (side yard) and northern property line (rear yard).

# Required Actions

- **Variance #1:** from the St. Matthews Development Code Article 9, section 9.1.B.1.b to allow a proposed fence to exceed the maximum height in the required side yard for a parcel zoned R-4. **Approve/Deny**

Location	Requirement	Request	Variance
Side Yard (Fence Height)	7 ft.	10 ft.	3 ft.

# Required Actions

- **Variance #2:** from the St. Matthews Development Code Article 9, section 9.1.B.1.b to allow an existing fence to exceed the maximum height in the required side and rear yards for a parcel zoned R-4.  
**Approve/Deny**

Location	Requirement	Request	Variance
Side and Rear Yard (Fence Height)	7 ft.	10 ft.	3 ft.