

17VARIANCE1092

7700 Roswell Way Fence



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

**Dante St. Germain, Planner I
December 18, 2017**

Requests

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard to exceed 48 inches

Location	Requirement	Request	Variance
Front Yard Fence	4 feet	6 feet	2 feet

Case Summary / Background

- The subject property contains a one-story single-family home with a 6-foot fence in the front, rear, and side yards.
- The principal structure faces the street side yard along Roswell Way.
- The applicant requests an after-the-fact variance for the fence in the front yard.

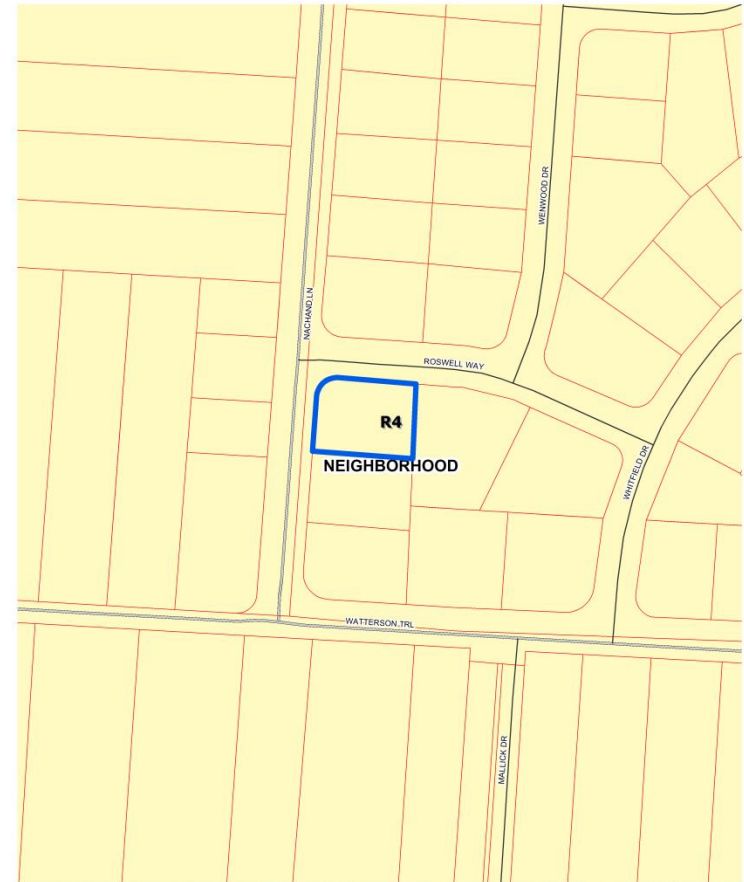
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

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



7700 Roswell Way
feet

130

Map Created: 12/6/2017



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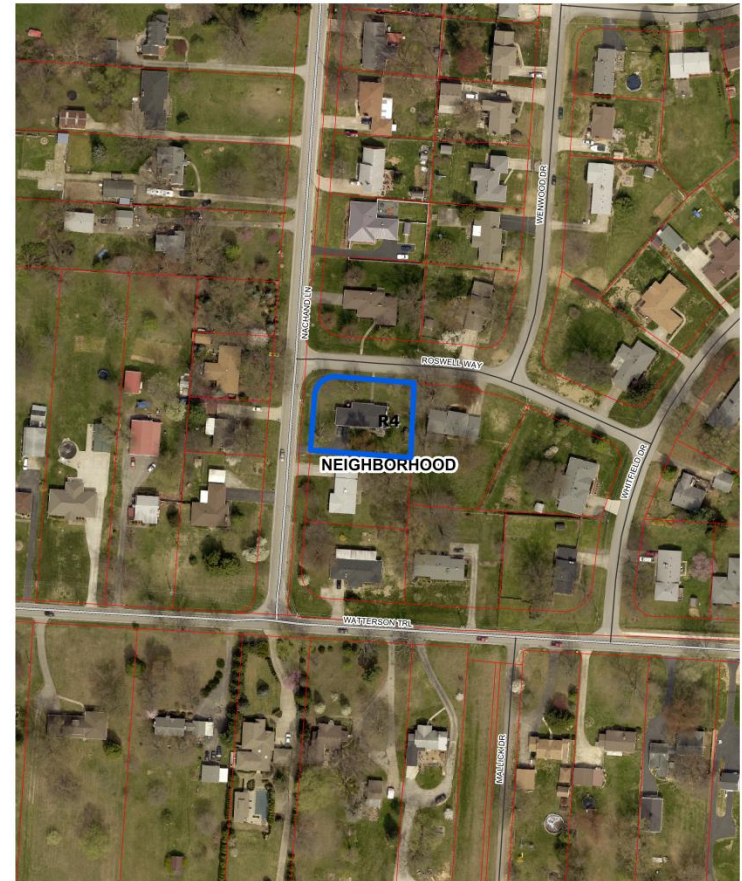
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



7700 Roswell Way
feet

130

Map Created: 12/6/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property across Nachand Lane.

Site Photos-Subject Property



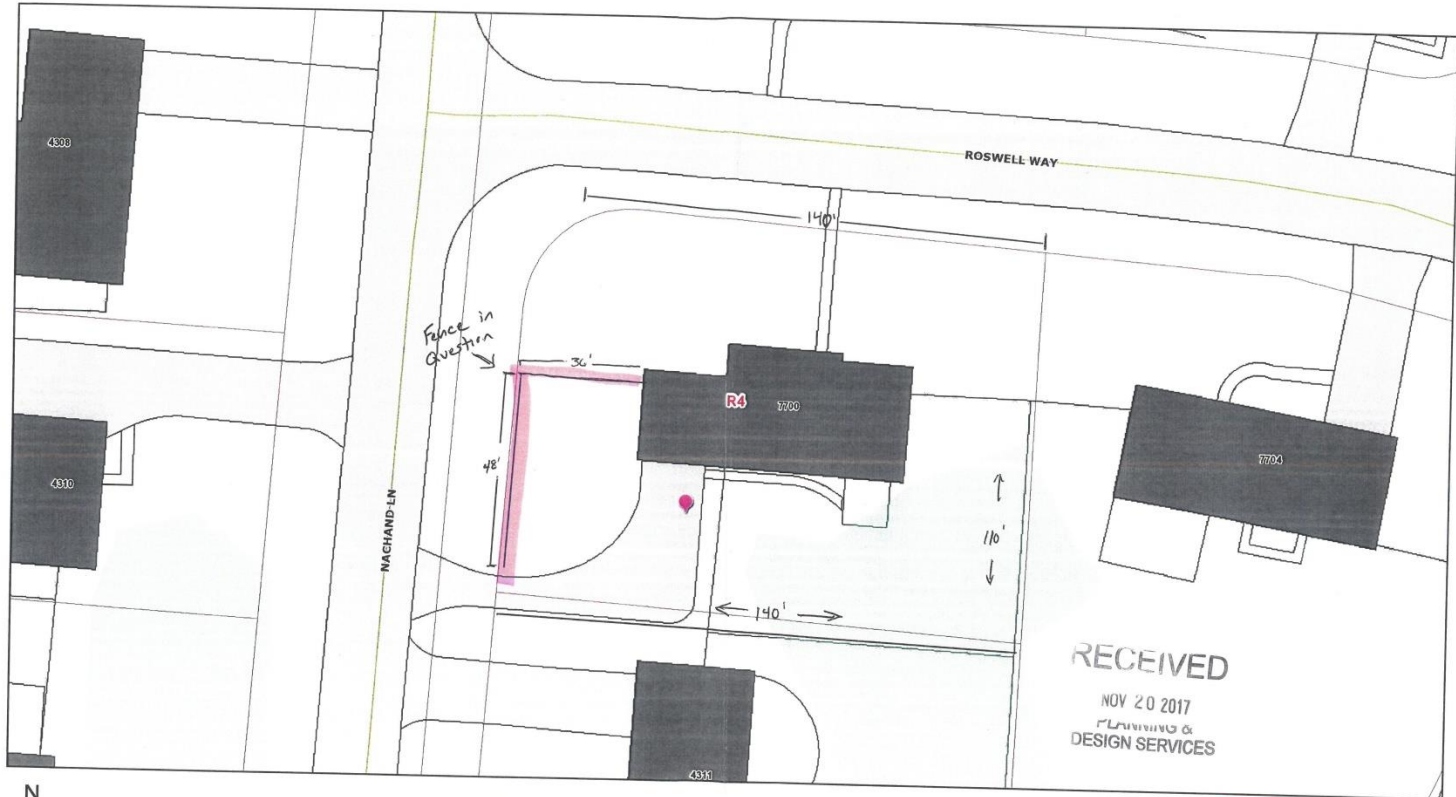
The fence and location of the proposed variance.

Site Photos-Subject Property



The location of the fence in the property's front yard.

Site Plan



7700 Roswell Way

Monday, November 20, 2017 | 1:48:18 PM

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Louisville/Jefferson County Information Consortium

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

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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 front yard setback 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 front yard setback to exceed 48 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Front Yard Fence	4 feet	6 feet	2 feet