

18VARIANCE1034

6647 Sylvania Road Fence



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

Dante St. Germain, Planner I

May 7, 2018

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 4 feet in height.

Location	Requirement	Request	Variance
Fence	4 ft.	6 ft.	2 ft.

Case Summary / Background

- The subject property is located in Pleasure Ridge Park.
- The applicant proposes a new 6 foot privacy fence in the street side yard setback, requiring a variance to exceed 4 feet in height.

Zoning/Form Districts

Subject Property:

- Existing: R-1/Neighborhood

Adjacent Properties:

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



6647 Sylvania Road
feet



Map Created: 4/24/2018



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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



6647 Sylvania Road
feet

110

Map Created: 4/24/2018



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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 Sylvania 4 Road.

Site Photos-Subject Property



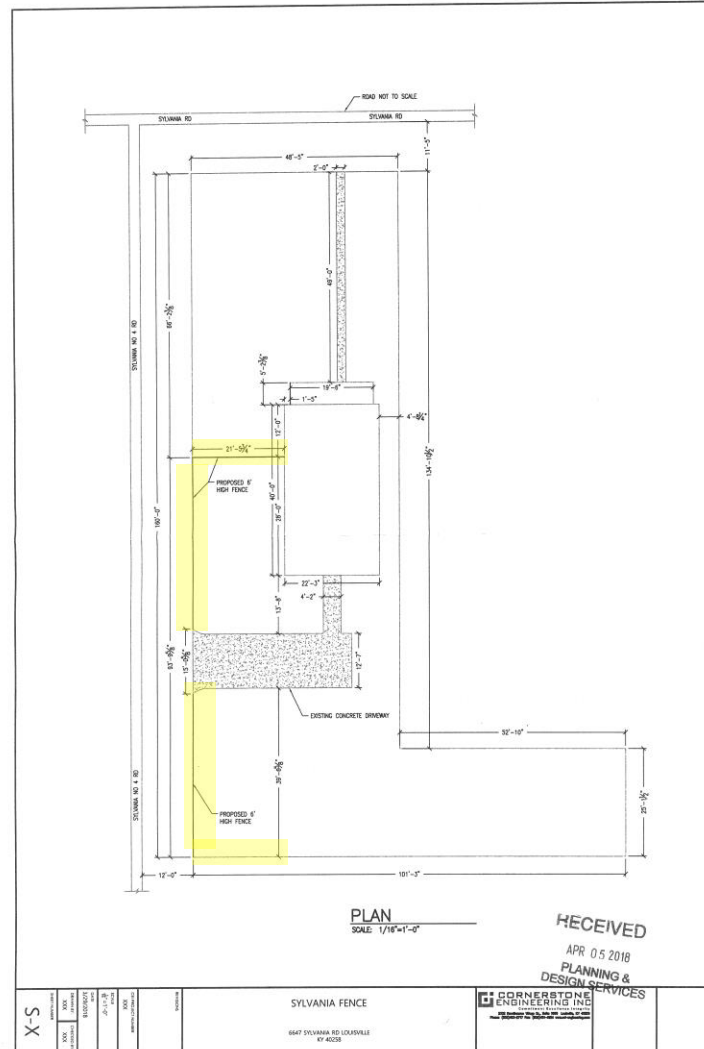
The properties across Sylvania Road.

Site Photos-Subject Property



The location of the requested variance.

Site Plan



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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 Land Development Code, from section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 4 feet 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 4 feet in height. Approve/Deny

Location	Requirement	Request	Variance
Fence	4 ft.	6 ft.	2 ft.