

19VARIANCE1006
4521 S. 1st Street



Louisville Board of Zoning Adjustment Public Hearing

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March 4, 2019

Request

- **Variance** to permit a fence to exceed the permitted height in a Traditional Neighborhood form district (LDC 4.4.3.A.1.a.i)

Location	Requirement	Request	Variance
Maximum fence height (street side yard)	42 in	72 in	30 in

Case Summary/Background

- Located on the east side of S. 1st Street at the intersection with Ottawa Avenue
- Adjoined by single-family residential uses, all zoned R-5 in a Traditional Neighborhood
- Residence fronts S. 1st Street; garage fronts Ottawa Avenue
- Fence runs from front corner of residence to meet garage, then from garage to rear corner of parcel
- Fence of this height is permitted on side and rear yards in Traditional Neighborhood form district

Zoning / Form District

Subject Site

Existing: R-5/Traditional Neighborhood

Proposed: No change proposed

All Adjoining Sites

R-5/Traditional Neighborhood



Land Use

Subject Site

Existing: Single-Family Residential

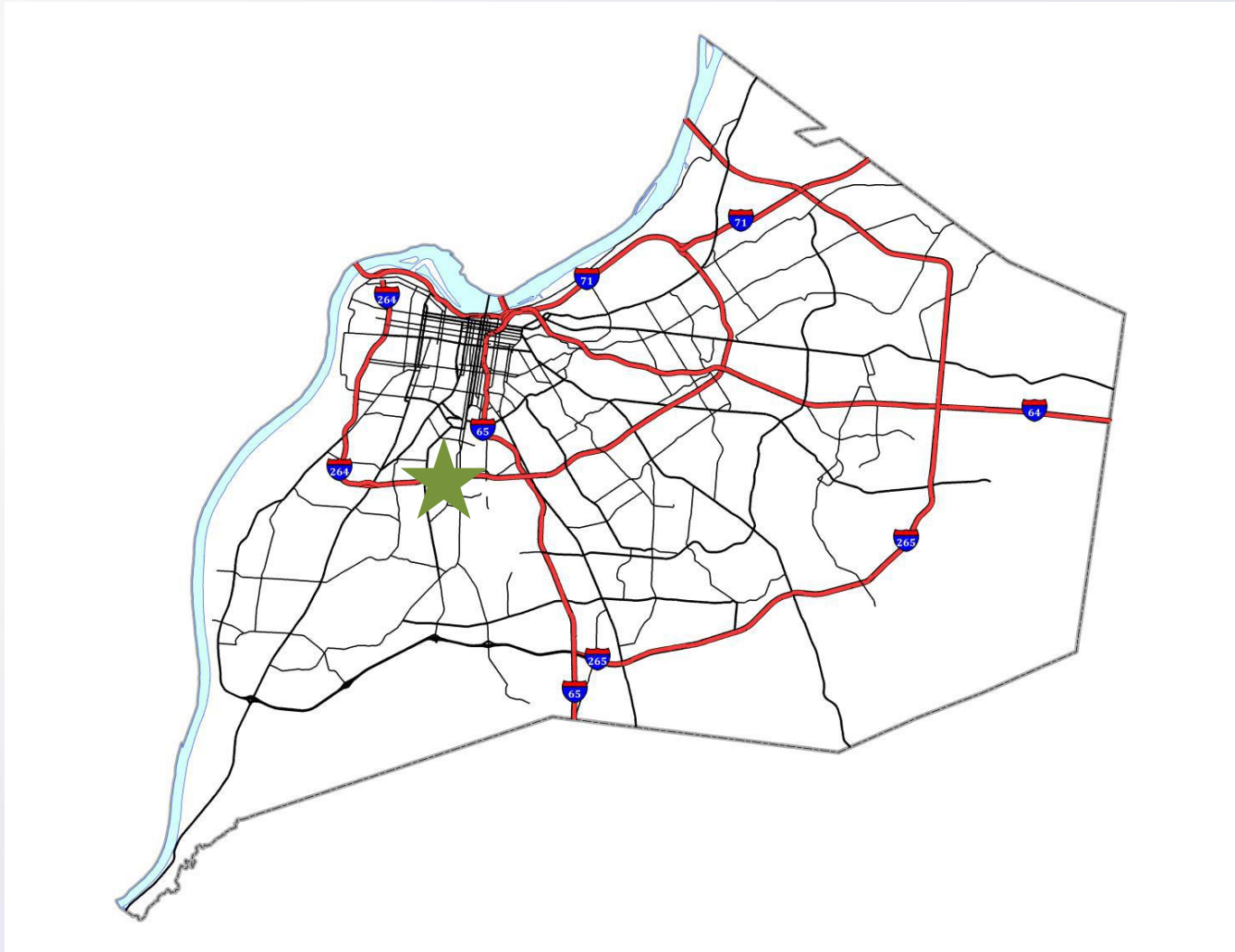
Proposed: No change proposed

All Adjoining Sites

Single-Family Residential



Site Location



Site Plan



Site Photos



S. 1st Street Frontage

Site Photos



Adjoining to North

Site Photos



Adjoining to South

Site Photos



Ottawa Avenue Frontage from S. 1st Street

Site Photos



Ottawa Avenue Frontage to S. 1st Street

Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve/Deny

- **Variance** to permit a fence to exceed the permitted height in a Traditional Neighborhood form district (LDC 4.4.3.A.1.a.i)

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