# 17VARIANCE1091 6701 Santom Lane Fence & Pool





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 street side yard to exceed 48 inches
- Variance: from Land Development Code section 4.4.10.A to allow a private swimming pool to encroach into the required street side yard setback

Location	Requirement	Request	Variance
Fence	4 feet	6 feet	2 feet
Swimming Pool	30 feet	15 feet	15 feet



## Case Summary / Background

- The subject property contains a two-story single-family home with a 6-foot fence in the street side yard, enclosing a pool and deck.
- The applicant requests after-the-fact variances for the fence to exceed 4 feet in height and for the pool to extend into the street side yard.
- The fence was constructed between 2000 and 2003, while the pool was constructed between 2003 and 2006.



#### 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





#### 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





6701 Santom Lane









The front of the subject property.





The property to the right of the subject property.





The property to the left of the subject property across Woodbark Lane.





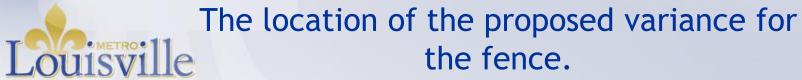
The property across Santom Lane.

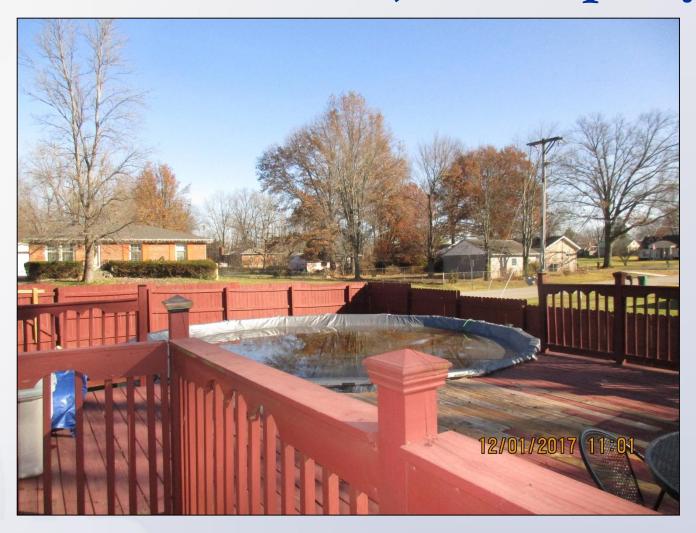


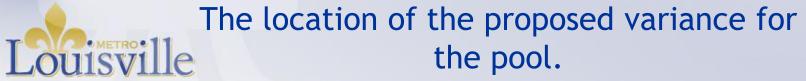


The rear of the subject property.









#### Site Plan

Print Layout Page 1 of 1 WOODBARK LN 4ft lein 37.01 5703 **6701 Santom Lane** 11/15/2017 9:49:49 AM This map is not a legal document and should only be used



17 VARIANCE 1 0 9 1

https://anns.loiic.org/scripts/2/1/nrint/85x11-landscape.html

11/15/2017

#### **Conclusions**

- The variance requests appear to be adequately justified and 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 street side yard setback to exceed 48 inches in height, and from section 4.4.10.A to allow a swimming pool to encroach into the required street side yard setback.

#### 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 48 inches in height. <a href="https://example.com/Approve/Deny">Approve/Deny</a>
- Variance: from Land Development Code section
   4.4.10.A to allow a private swimming pool to encroach into the required street side yard setback.
   Approve/Deny

Location	Requirement	Request	Variance
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