

19-VARIANCE-0077

1550 S. Shelby Street



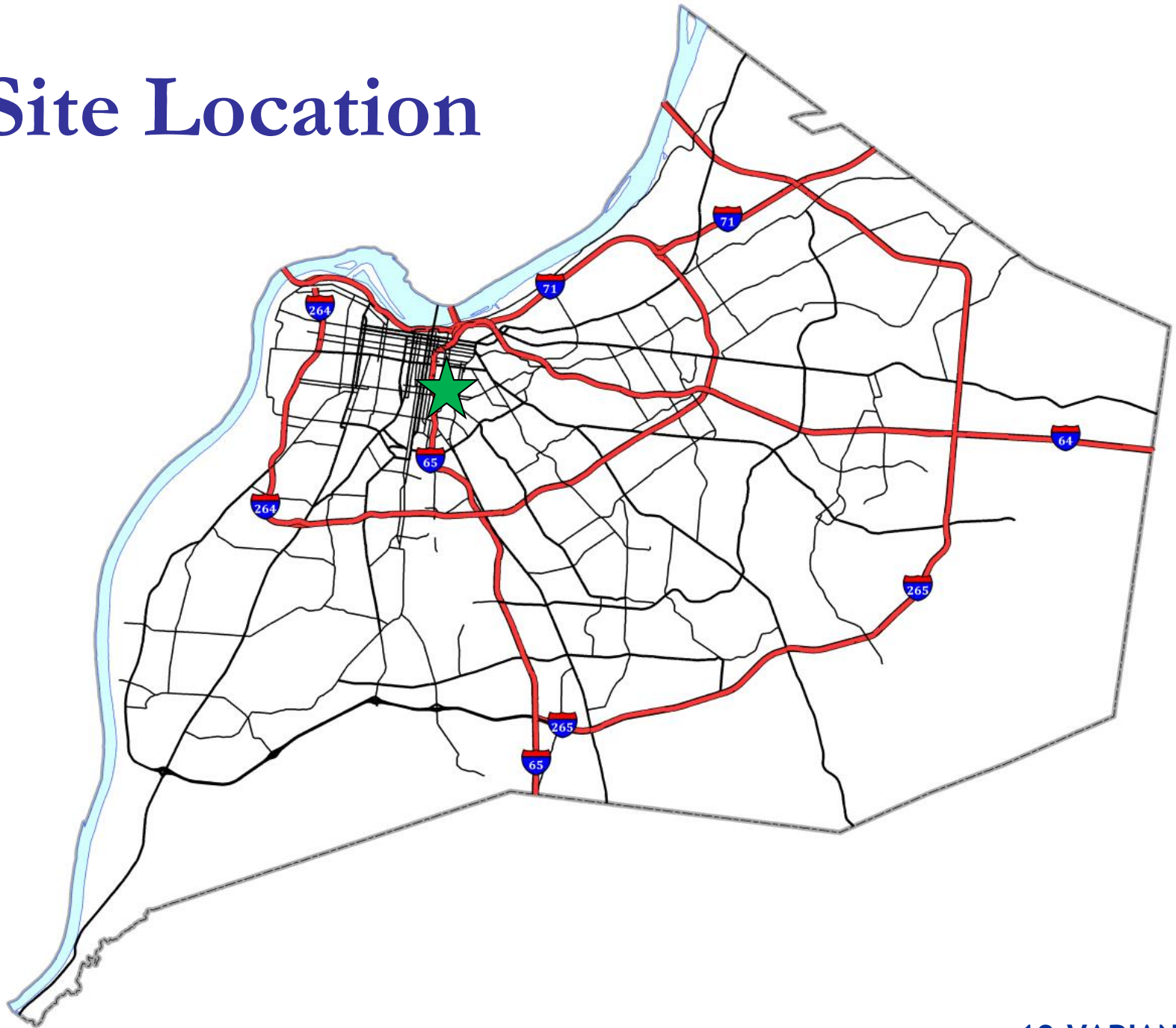
Louisville Metro Board of Zoning Adjustment

Public Hearing

Nia Holt, Planner I

January 27, 2020

Site Location



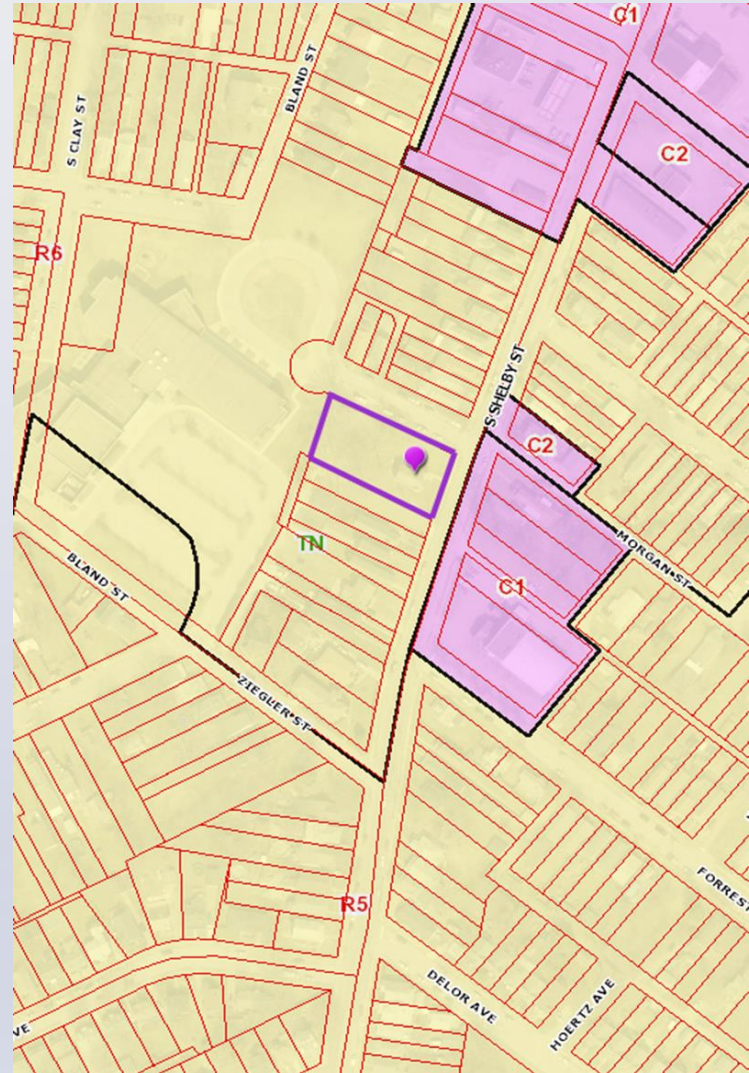
Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: C-1/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



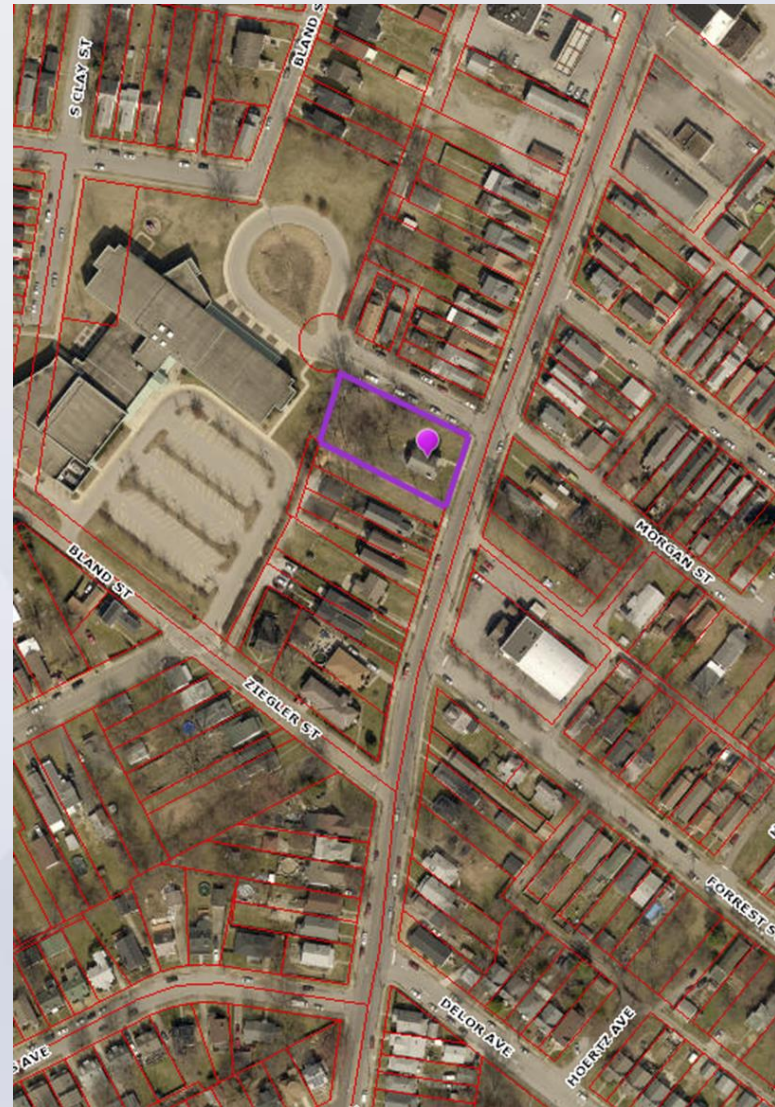
Aerial Photo/Land Use

Subject Property:

- Existing: Residential
- Proposed: Community Service Facility

Adjacent Properties:

- North: Residential
- South: Residential
- East: Commercial
- West: Institutional



Requests

Variance: from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard in the Traditional Neighborhood Form District to exceed 42 inches in height.

Location	Requirement	Request	Variance
Street Side Yard	42 inches	84 inches	42 inches

Case Summary / Background

- The subject property is a corner lot located at the intersection of S. Shelby and Morgan Streets. It currently contains a single-family residence.
- The applicant has begun construction on a seven-foot wooden privacy fence with solar post caps. Construction was paused when he was informed that a variance was needed.

Front of the house



Property Across Morgan Street



Proposed Fence from Morgan



Front Yard



01/10/2020 11:17

Street Side: Front



Street Side: Side View



Street Side: Rear



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.

Required Actions

- Approve or Deny
- Variance: from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard in the Traditional Neighborhood Form District to exceed 42 inches in height.