

Board of Zoning Adjustment

Staff Report

April 20, 2026



Case No:	26-VARIANCE-0004
Project Name:	227 E Ormsby Ave Frontyard Fence
Location:	227 E Ormsby Ave
Applicant:	Laura Lane
Representative:	Laura Lane
Jurisdiction:	Louisville Metro
Council District:	6 – JP Lyninger
Case Manager:	Drake Watson, Planner I

REQUEST

- **Variance** from Land Development Code (LDC) Section 4.4.3.A.1.a.i to allow a fence to exceed the maximum permitted height in the required front yard setbacks.

Location	Requirement	Request	Variance
Front Yard Setback	42 in	64 in	22 in

CASE SUMMARY

The subject site is approximately 0.22 acres zoned TNZD Traditional Neighborhood Zoning District in the Traditional Neighborhood Form District and is within the Old Louisville Historic Preservation District. The subject site is located on E Ormsby Ave adjacent to an alley and is three lots west of S Floyd St. The existing 64” tall fence was installed in the front yard setback sometime between October 2022 and July 2023. A Certificate of Appropriateness (23-COA-0193) was previously requested for a front yard fence. The Old Louisville Architectural Review Committee approved the COA in October 2023 with the condition that the “front yard fence shall be removed and replaced with a new metal fence that does not exceed three feet in height,” stipulating that a variance must be requested and approved before the existing fence of 64” could be reviewed under a new Certificate of Appropriateness application (26-COA-0012).

STAFF FINDING

The requested variance is adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

1. The requested variance will not adversely affect the public health, safety, or welfare and will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not adversely affect the public health, safety, or welfare, or cause a hazard or nuisance to the public, because the metal fence has a low opacity, which will

not impede any vision clearance or adversely impact the safe movement of pedestrians and vehicles through the sidewalk and alley.

2. The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

STAFF: The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations, as there are fences of similar heights in the front setback in the general vicinity.

3. The requested variance arises from circumstances which do not generally apply to land in the general vicinity or in the same zone.

STAFF: The requested variance does not arise from circumstances which do not generally apply to land in the general vicinity, as the subject property is similar in size and shape to other properties in the area.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant, as adherence to the setback standards would not permit the applicant to maintain the already constructed fence. The removal of the existing fence and installation of a new fence would be cost burdensome on the applicant.

5. The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.

STAFF: The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought, as the applicant has requested the Variance after the fence was installed.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Variance** from Land Development Code (LDC) Section 4.4.3.A.1.a.i to allow a fence to exceed the maximum permitted height in the required front yard setback.

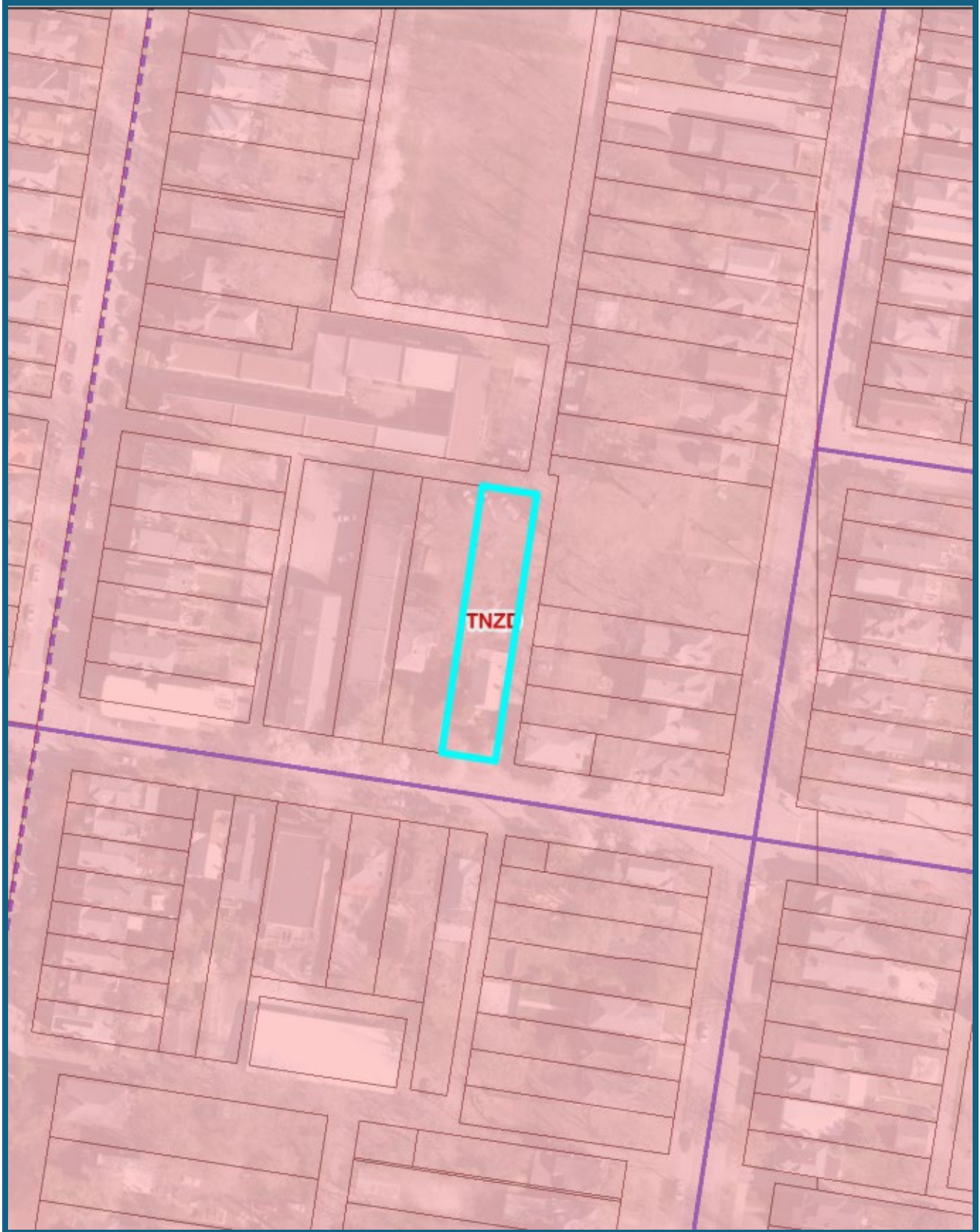
NOTIFICATION

Date	Purpose of Notice	Recipients
3/18/2026	Hearing before BOZA	1 st tier adjoining property owners and current residents. Registered Neighborhood Groups in Council District 6
4/6/2026	Hearing before BOZA	Sign Posting on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

