

19-VARIANCE-0057
Douglass Boulevard Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
November 4, 2019

Request

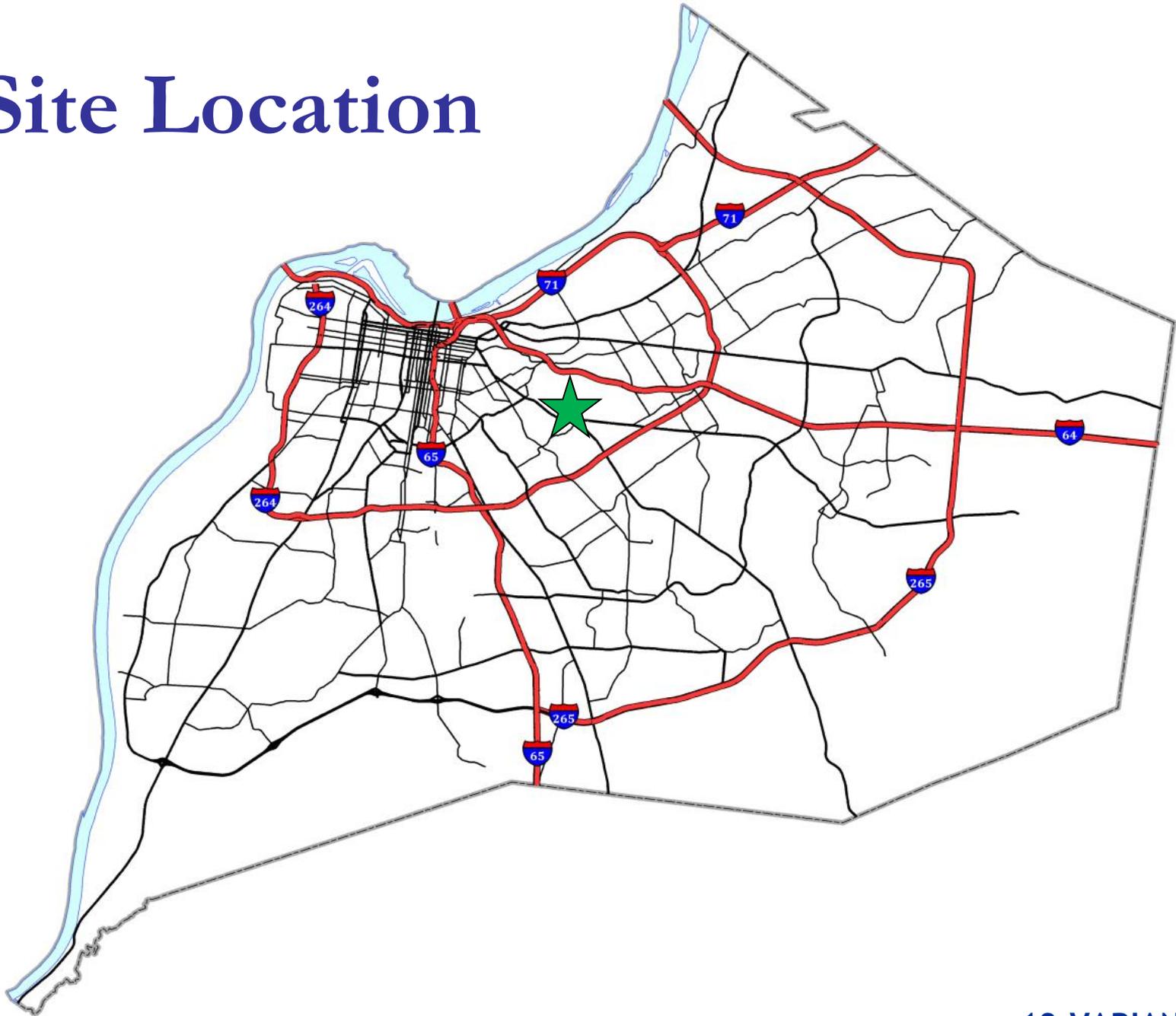
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard setback to exceed 42 inches in height in the Traditional Neighborhood Form District.

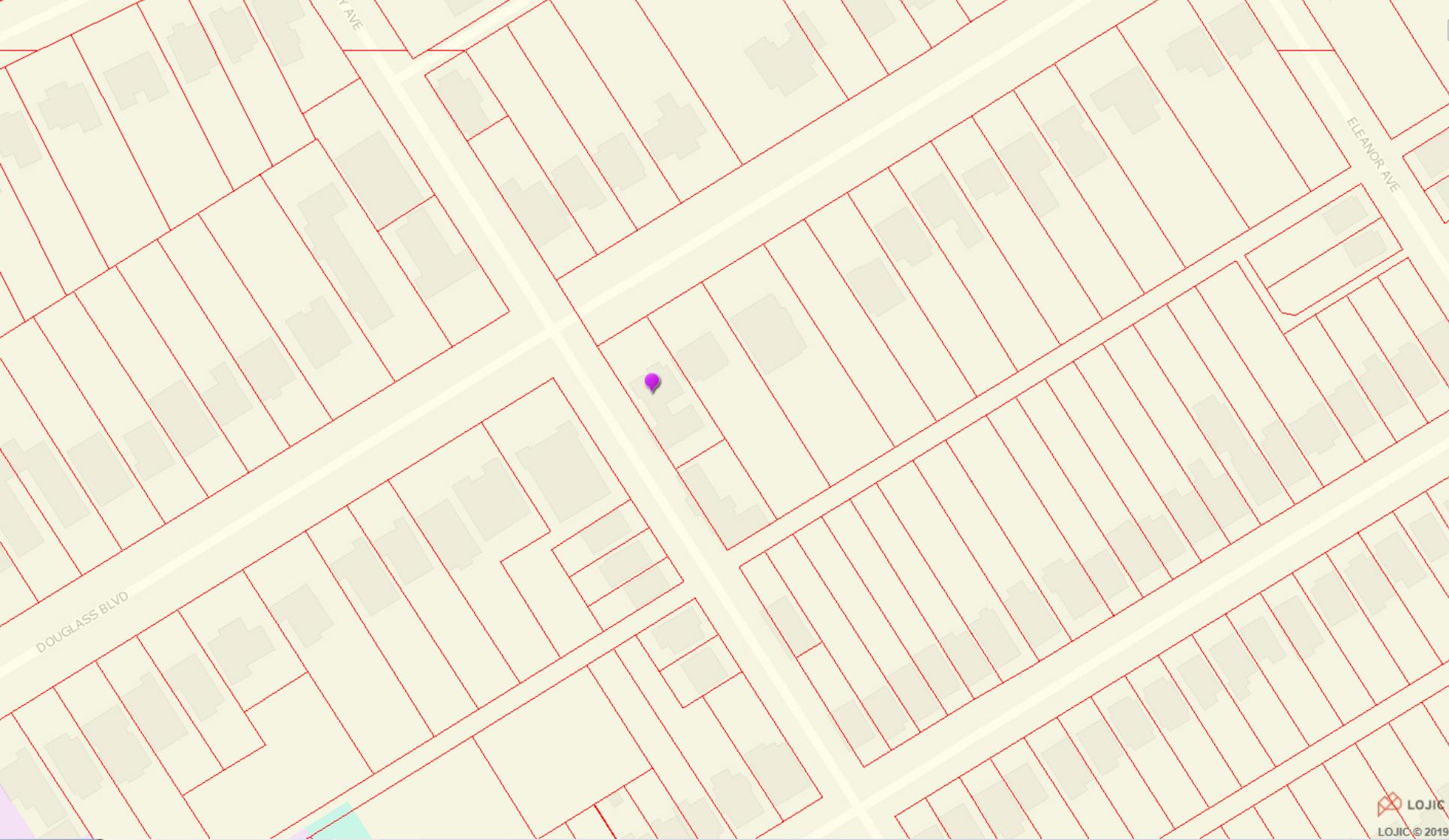
Location	Requirement	Request	Variance
Front Yard	42 inches	54 inches	12 inches

Case Summary / Background

- The subject property is a corner lot located in the Highland subdivision, at the intersection of Douglass Boulevard and Dorothy Avenue. It is zoned R-5 in the Traditional Neighborhood Form District and currently contains a two-story single-family residence.
- The applicant is proposing a fence with 54-inch brick pillars connected by 48-inch black aluminum fencing. Land Development Code section 4.4.3.A.1.a.i allows a fence in the front yard in the Traditional Neighborhood Form District to be up to 42 inches in height.

Site Location



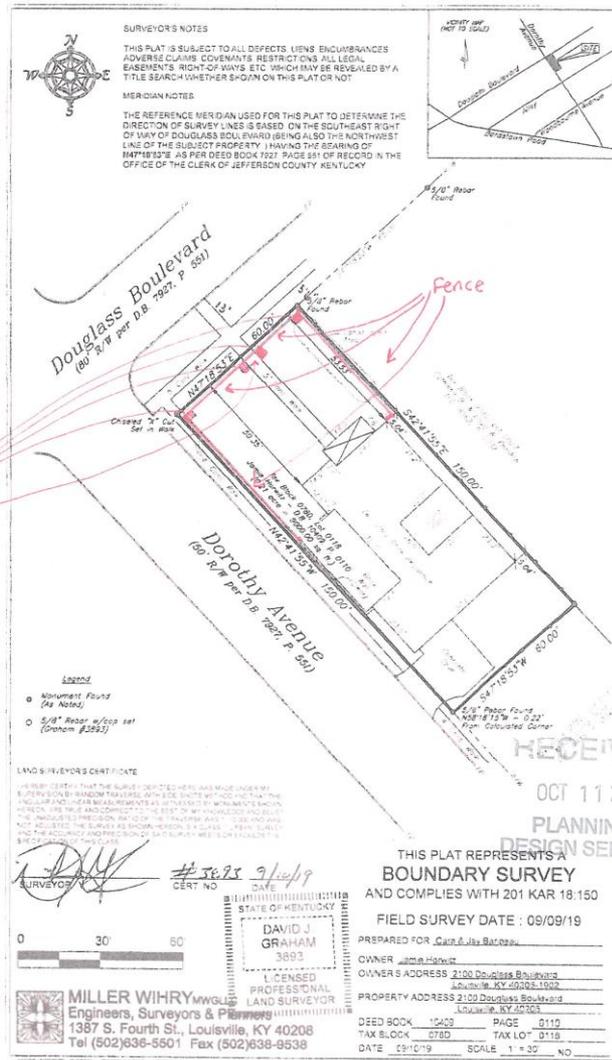


LOJIC
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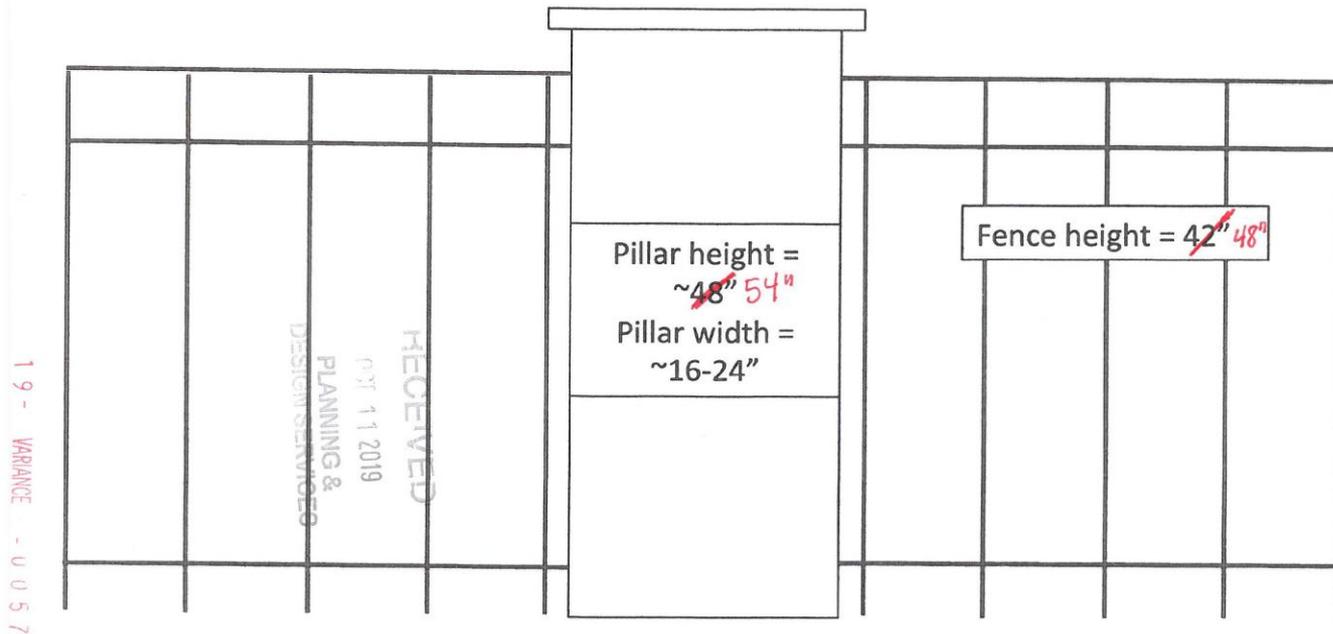
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Site Plan



Renderings

FENCE & PILLARS

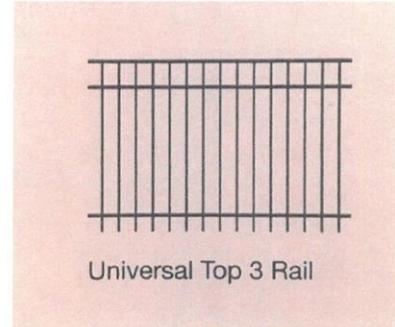


Renderings

SAMPLE IMAGES OF BRICK AND FENCE



Pillars will mimic color and style of the pillars on the front porch of home.



Universal Top 3 Rail



Universal Top 3 Rail - Black

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OCT 11 2019
PLANNING &
DESIGN SERVICES

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

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

Location	Requirement	Request	Variance
Front Yard	42 inches	54 inches	12 inches