

19-VARIANCE-0009

Melda Lane Variance



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Zach Schwager, Planner I
August 19, 2019**

Request

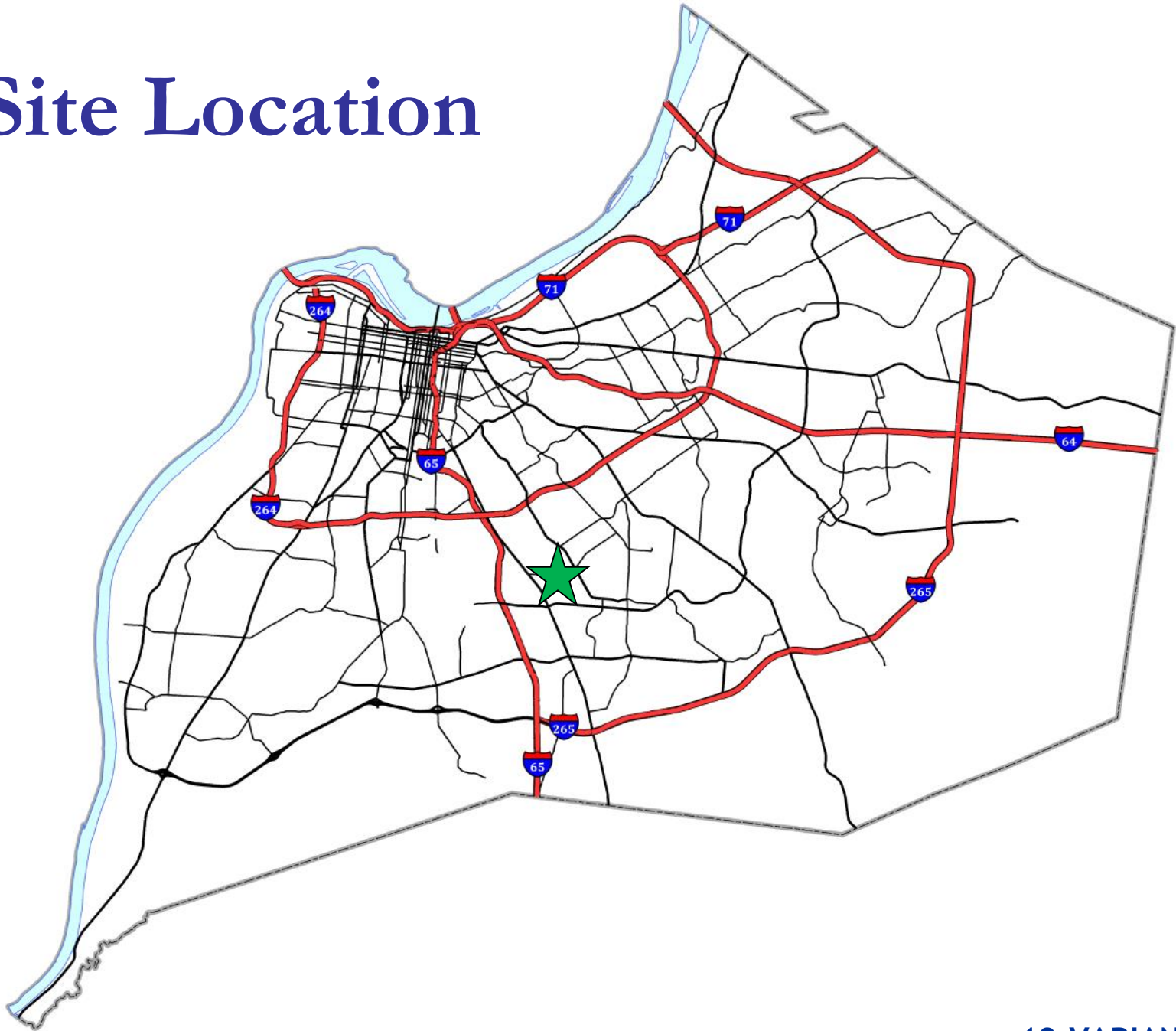
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 48 inches in height in the Neighborhood Form District.

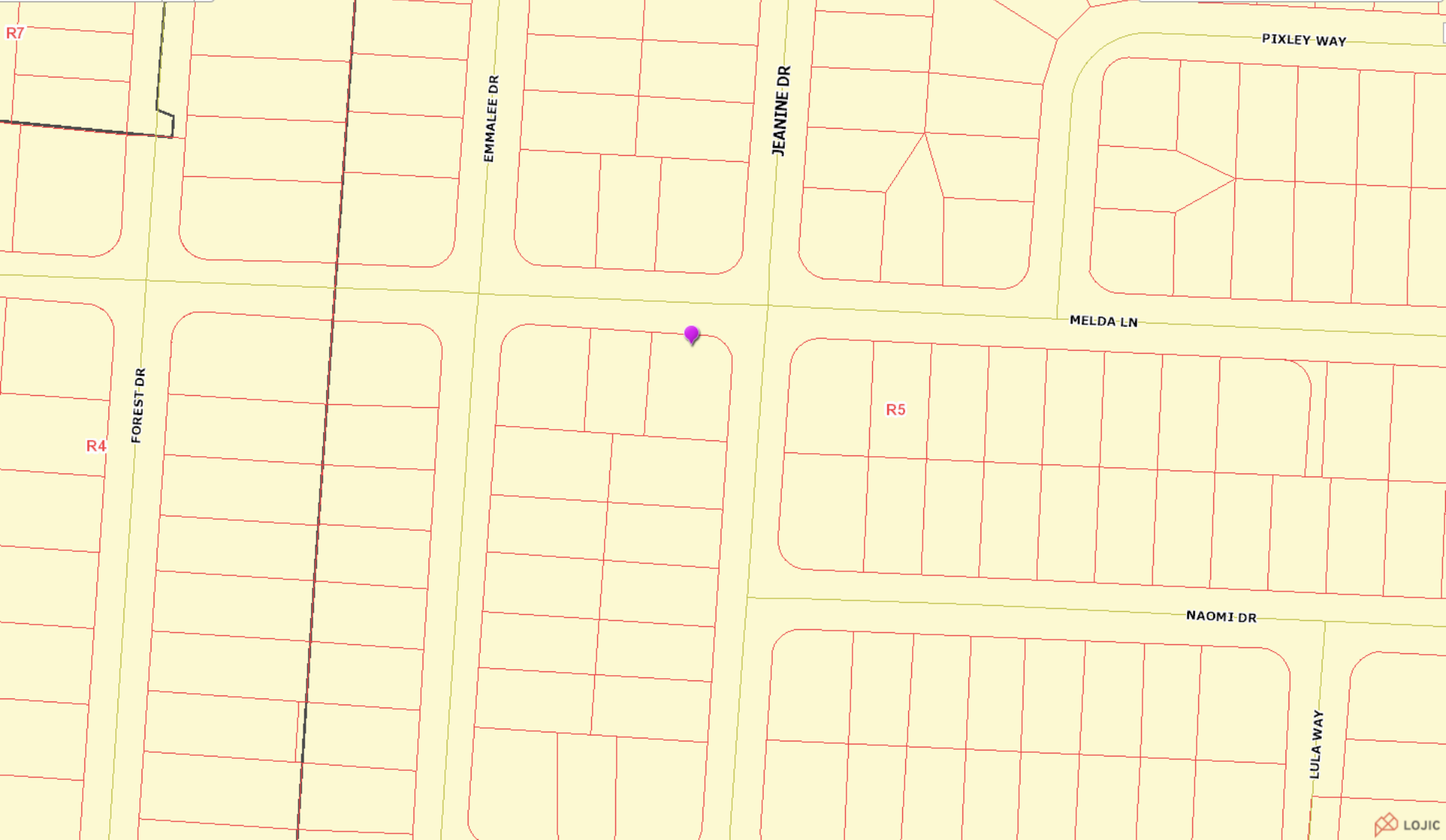
Location	Requirement	Request	Variance
Street Side Yard	48 inches	72 inches	24 inches

Case Summary / Background

- The subject property is a corner lot located in the Beverly Manor Section 1C subdivision, at the intersection of Melda Lane and Jeanine Drive.
- The applicant has constructed a vinyl fence 72 inches in height in the street side yard setback. The requirement is 48 inches. The applicant therefore requests a variance to allow the higher fence.

Site Location





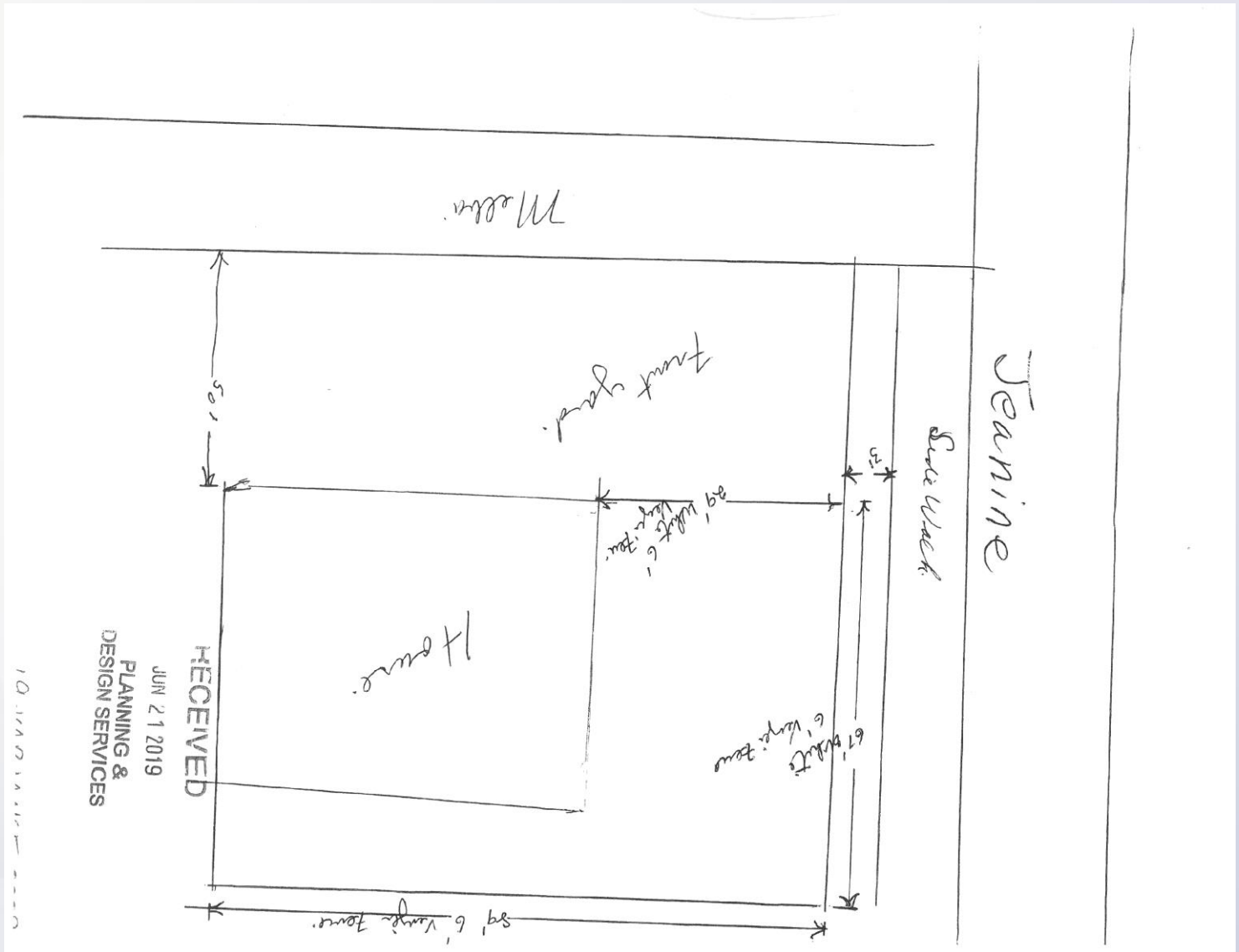
MELDA LN

JEANINE DR

R5

LOJIC

Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property




Site Photos-Subject Property



Site Photos-Subject Property



 Fence from Jeanine Drive (street side yard).

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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 street side yard setback to exceed 48 inches in height in the Neighborhood Form District. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	48 inches	72 inches	24 inches