

# 18VARIANCE1030

## 2330 Brookside Drive Fence



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

**Dante St. Germain, Planner I  
April 30, 2018**

# Requests

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard of a double-frontage lot to exceed 4 feet in height.

Location	Requirement	Request	Variance
Fence	4 ft.	6 ft.	2 ft.

# Case Summary / Background

- The subject property is located in the Highlands Douglass neighborhood.
- The applicant has constructed a new 6 foot privacy fence along the south-east property line abutting a neighboring property. The 30 feet of the fence closest to Valletta Lane is within the front yard setback of this double-frontage lot.
- The lot has frontages on Brookside Drive and Valletta Lane, both local-class public streets.

# Case Summary / Background

- The property is currently under enforcement case 17PM13731 relating to the fence height.

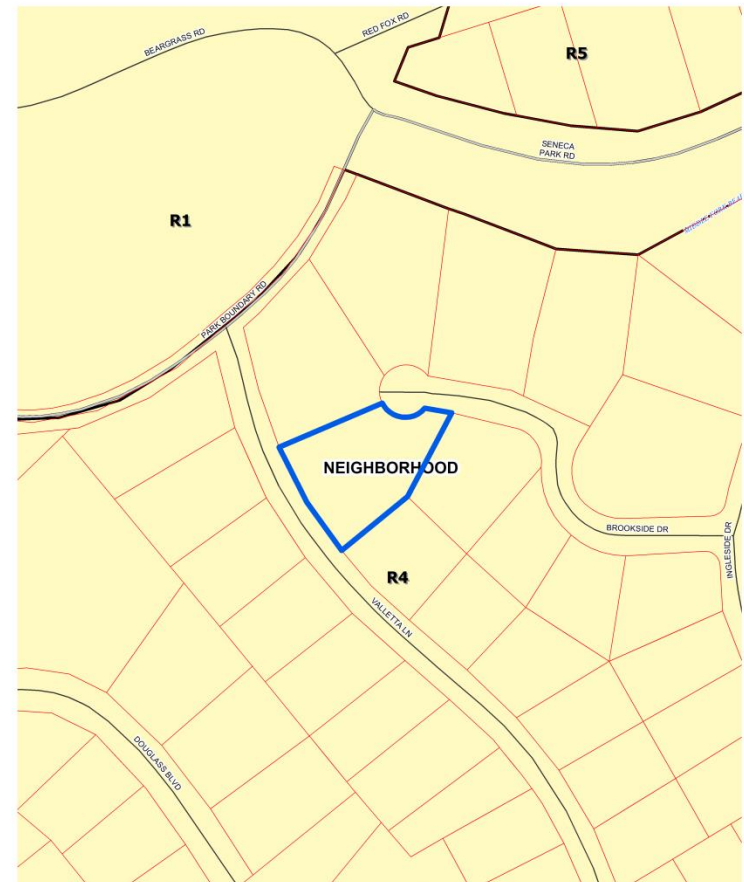
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/Neighborhood

## Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



2330 Brookside Drive  
feet



Map Created: 4/17/2018



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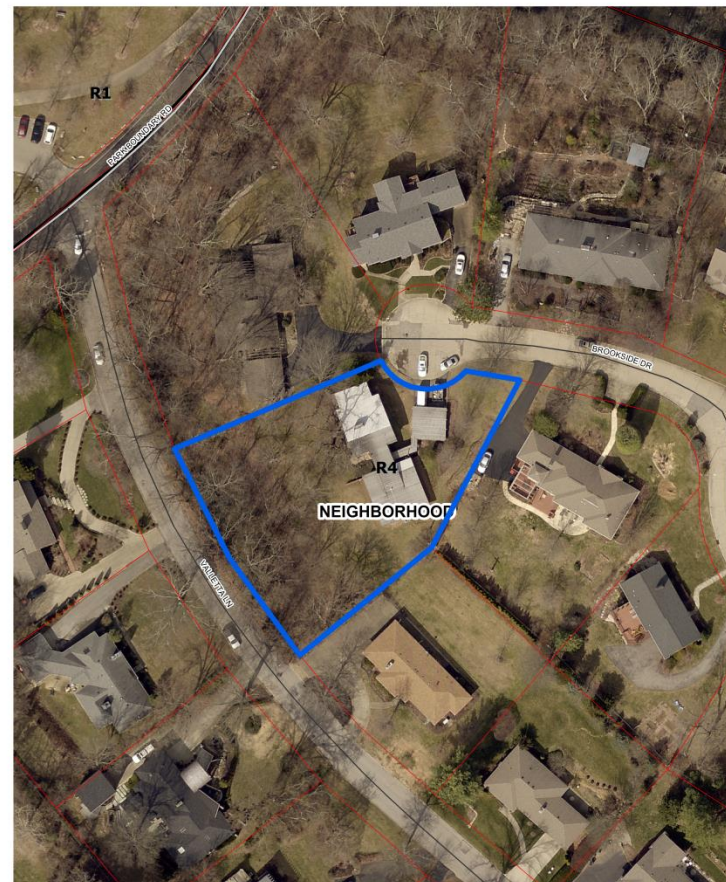
# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential

## Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



2330 Brookside Drive  
feet

70

Map Created: 4/17/2018



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# Site Photos-Subject Property



The front of the principal structure facing Brookside Drive.



# Site Photos-Subject Property



The rear of the principal structure and the front yard along Valletta Lane.



# Site Photos-Subject Property



The existing fence.



# Site Photos-Subject Property



The existing fence.



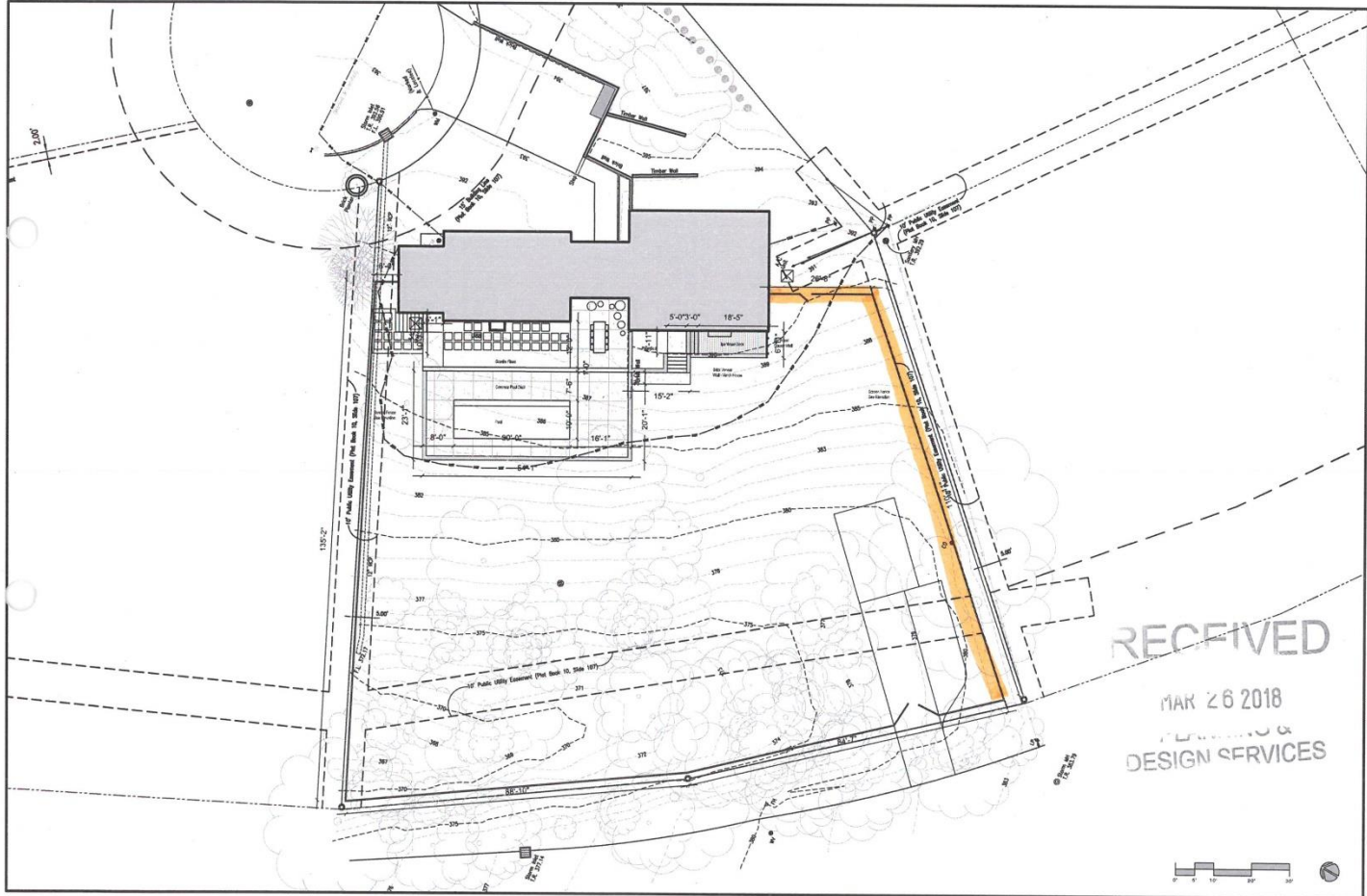
# Site Photos-Subject Property



The existing fence.



# Site Plan



*18 Variance 1030*

# 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, from section 4.4.3.A.1.a.i to allow a fence to exceed 4 feet in height in the front yard setback of a double-frontage lot.

# Required Actions

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence to exceed 4 feet in height in the front yard of a double-frontage lot.  
Approve/Deny

Location	Requirement	Request	Variance
Fence	4 ft.	6 ft.	2 ft.