

18VARIANCE1036
2615 Virginia Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
May 21, 2018

Requests

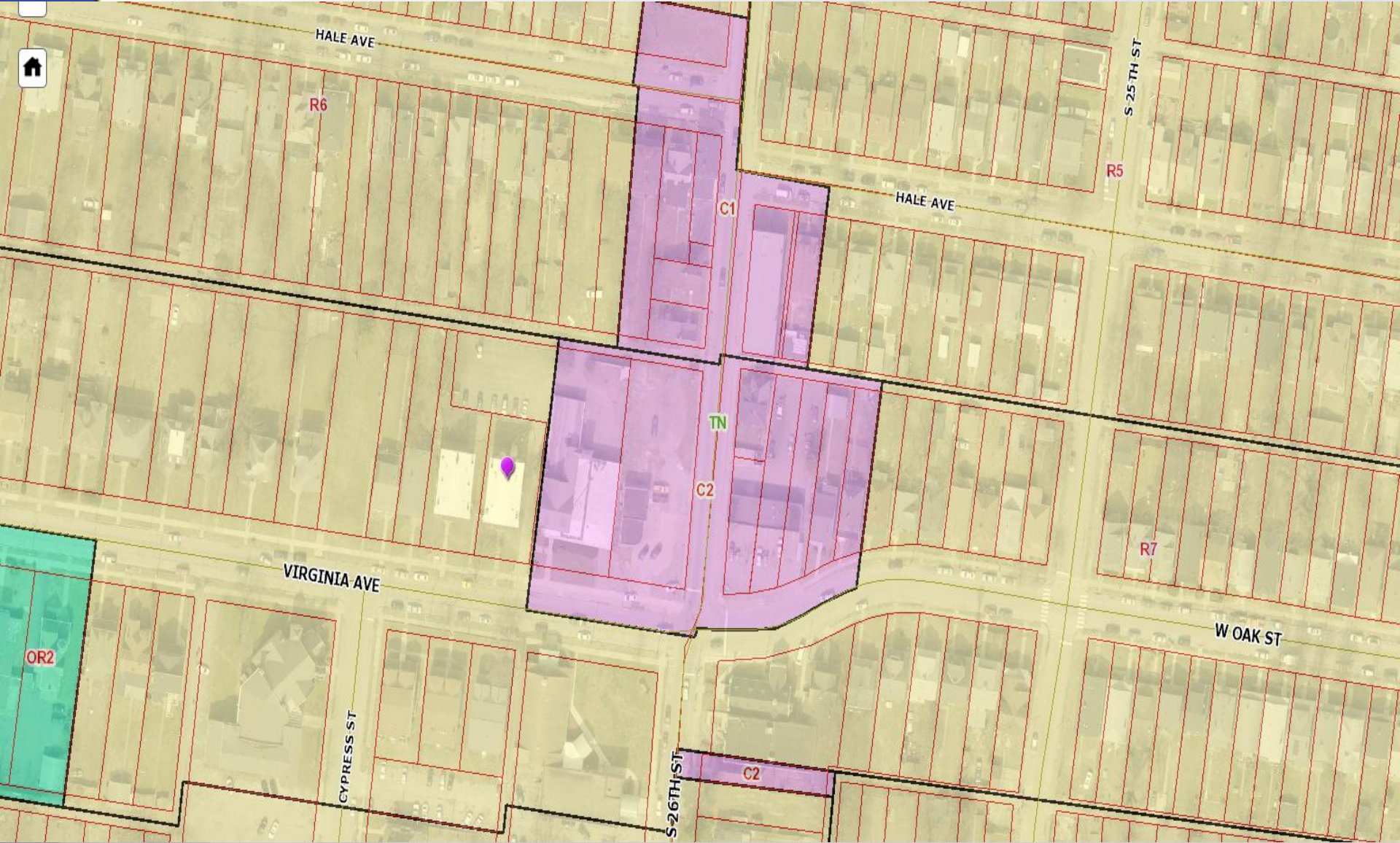
Variance: from Land Development Code to allow an existing chain link fence to have a height of 60 inches in the required front yard, Chapter 4.4.3.A.1.a.i.

Location	Requirement	Request	Variance
Fence Height	42 inches	60 inches	18 inches

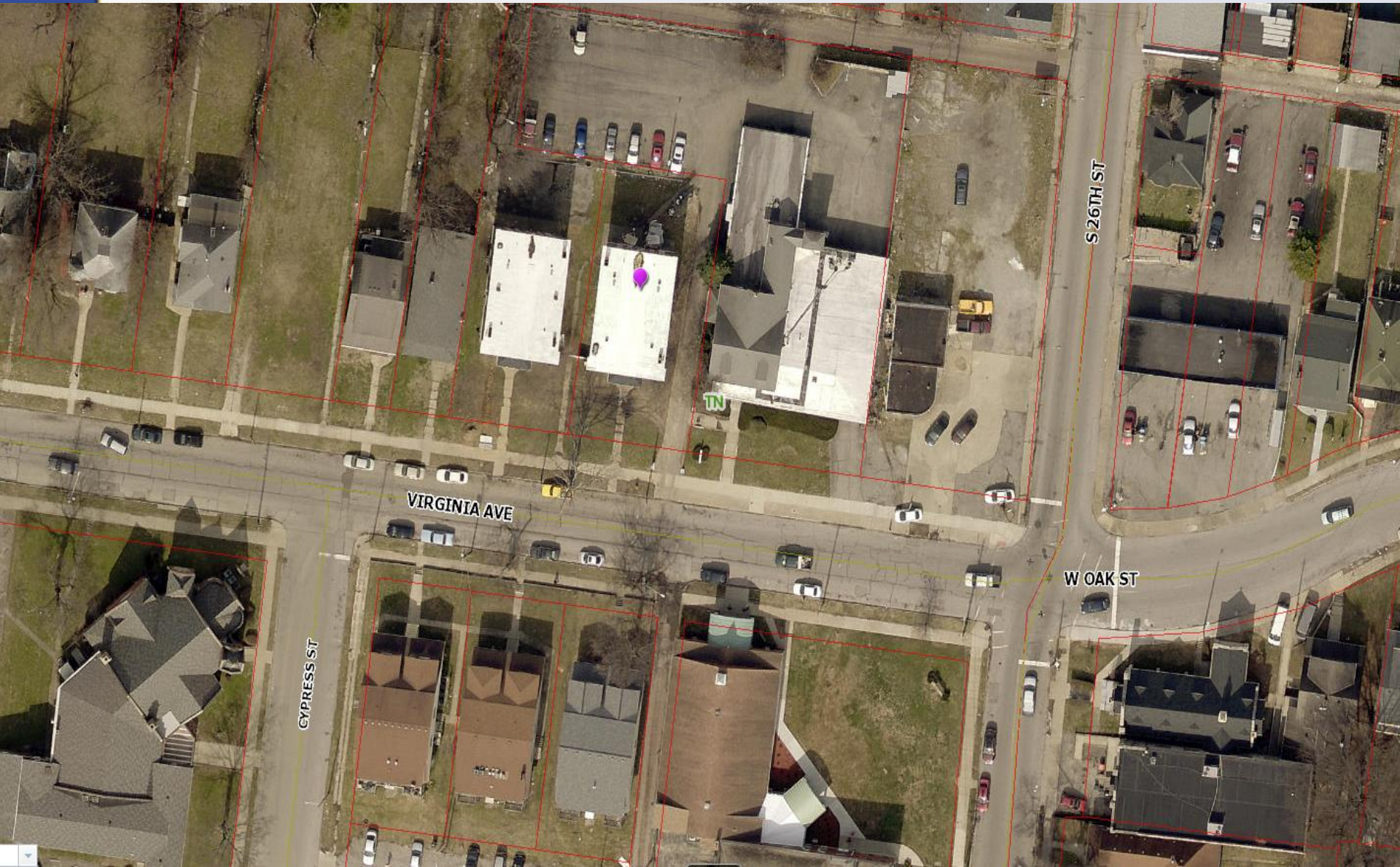
Case Summary / Background

- Fence is approximately 12 feet from Virginia Avenue pavement.
- Does not create any type of sight distance concern.
- Chain link fences can be found in the neighborhood.
- 18 inches
- Attempt to limit theft and destruction.
- Improve the look of the yard.
- Allow future residents a sense of security.
- Owner was not aware a permit was required.

Zoning Map



Aerial Map



VIRGINIA AVE

S 26TH ST

CYPRESS ST

W OAK ST

TN

Front



Front/Side View



Looking west from site



Looking east toward site



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

- **Variance:** from Land Development Code to allow an existing fence to be 5 feet in the required front yard— Chapter 4.4.3.A.1.a.i.

Location	Requirement	Request	Variance
Fence Height	42 inches	60 inches	18 inches