

Case No. 16VARIANCE1041

3531 Hycliffe Avenue



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

**Ross Allen, Planner I
August 1, 2016**

Request(s)

- Variance from the Development Code section 9.1.B.1.a to allow a proposed fence to exceed 48” inches in height in the street side yard.

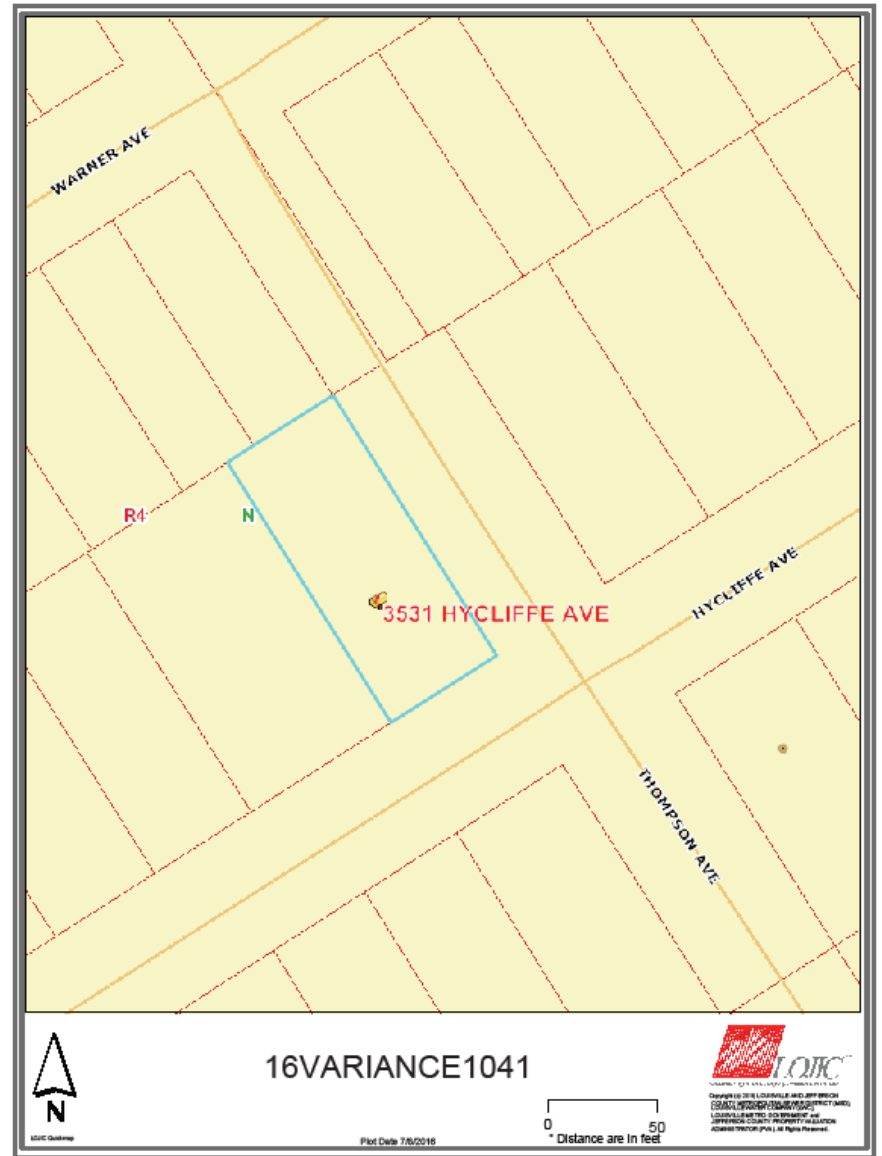
Location	Requirement	Request	Variance
Street Side Yard	4’ ft.	6’ ft.	2’ ft.

Case Summary / Background

- The applicant has constructed a 6 ft. tall vinyl, faux rock façade, fence in the street side yard within the city of St. Matthews. The fence is approximately 20 ft. in depth and runs along Thompson Avenue for approximately 59 ft. in length. The City of St. Matthews is requesting that the applicant come into compliance per the Development Code (2003) regulations.

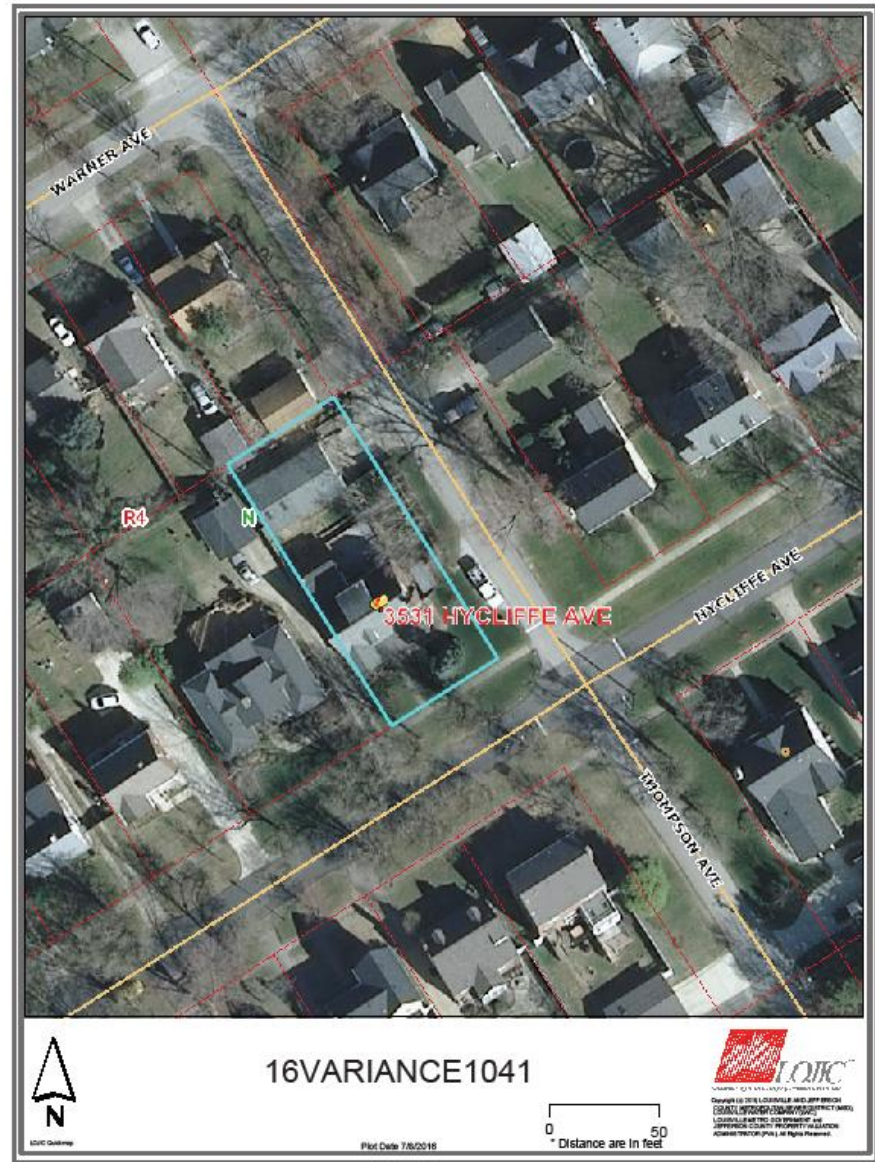
Zoning/Form Districts

- **Subject Property:**
 - Existing: R-4/Neighborhood
 - Proposed: R-4/Neighborhood
- **Adjacent Properties:**
 - North: R-4/ Neighborhood
 - South: R-4/Neighborhood
 - East: R-4/ Neighborhood
 - West: R-4/Neighborhood



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Residential Single Family
 - Proposed: Residential Single Family
- **Adjacent Properties:**
 - North: Residential Single Family
 - South: Residential Single Family
 - East: Residential Single Family
 - West: Residential Single Family



Site Photos-Subject Property



Subject site, 3531 Hycliffe Ave., located at the corner Hycliffe Avenue. and Thompson Ave.

Site Photos-Subject Property



Looking at the street side yard from
Hycliffe Ave. along Thompson Ave.

Site Photos-Subject Property



Site Photos-Subject Property



Looking at the existing vinyl fence where it meets the garage.

Site Photo – Surrounding Property



Applicant's Site Plan

10' PUBLIC UTILITY ESMT.

LOT #30

LOT #31

LOT #32

1-STOREY BRICK DWELLING

30' BLDG LIMIT

THOMPSON AVE. 60'

HYCLIFFE AVE. 60'

RECEIVED
JUN 13 2016
PLANNING & DESIGN SERVICES

STATE OF KENTUCKY
JAMES L. SPALDING
LS 366
REGISTERED
LAND SURVEYOR

I hereby certify that the improvements as shown were located hereon by me at time of survey.

James L. Spalding

JAMES L. SPALDING, CONSULTING ENGINEER
2143 BUECHEL BANK ROAD LOUISVILLE, KY. 40228

SURVEY FOR KENNETH R. LAWSON
DESCRIPTION LOT #31 KENBAR
SUBD. PB. 7, P. 117
SCALE 1"=30'
DATE _____ BY *James L. Spalding*

16VARIANCE1041

Variance

Variance from the Development Code section 9.1.B.1.a to allow a proposed fence to exceed 4' feet in height in the street side yard.

Location	Requirement	Request	Variance
Street Side Yard	4' ft.	6' ft.	2' ft.

Applicable Plans & Policies

- Development Code section 9.1.B.1.a states that “Fences and walls, up to 4’ ft. in height may be located within required front and street side yards”.

Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance established in the Development Code (2003 for St. Matthews) from article 9.1.B.1.a to allow the existing 6' ft. vinyl fence to exceed the maximum required height of 4' ft. within the street side yard.

Required Actions

- Variance from the Development Code section 9.1.B.1.a to allow an existing 6' ft. tall vinyl fence to exceed the maximum height (4' ft.) in the street side yard within the within the City of St. Matthews. Approve/Deny