

17VARIANCE1000

5305 Pendleton Road



Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner I
February 20, 2017

Request

- **Variance:** from the Land Development Code section 4.4.3.A.1 to allow a fence in the required side yard to exceed 8 feet in height.

Location	Requirement	Request	Variance
Height of Fence in Required Yard	8 ft.	10 ft.	2 ft.

Case Summary / Background

- The applicant proposes a fence separating the driveway of the subject property from the driveway used by the neighboring property.
- The fence has been constructed and is existing. The applicant requests a variance to allow the existing portions of the fence which are approximately 10 feet in height to remain.
- A zoning enforcement violation was issued on 08-17-2016. A permit was issued for a 7' 11" fence on 09-15-2016.

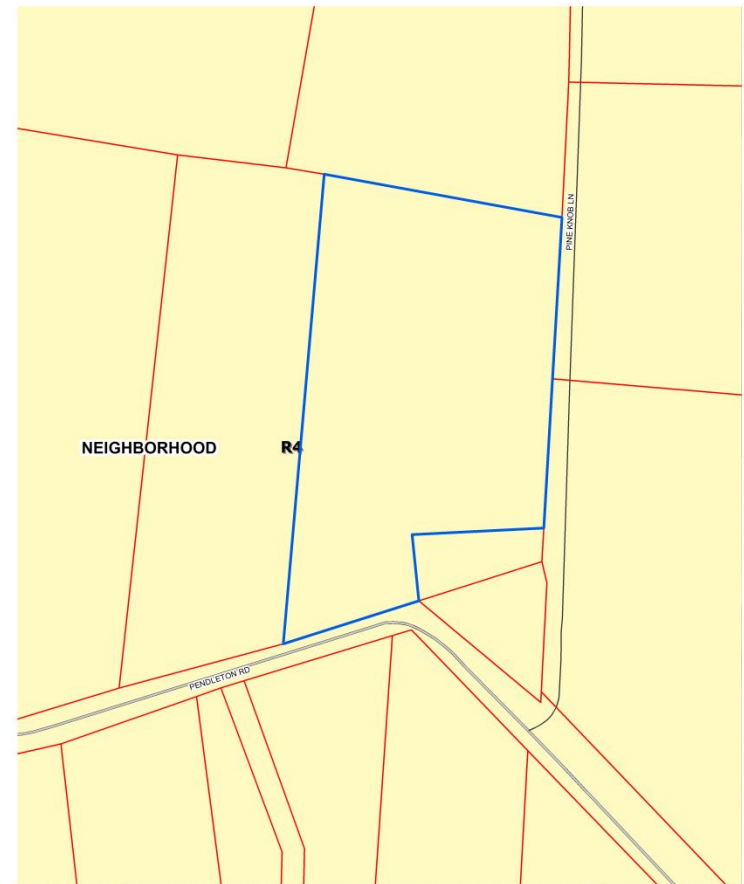
Zoning/Form Districts

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



5305 Pendleton Road
feet

120
Map Created: 2/9/2017



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



5305 Pendleton Road
feet

120
Map Created: 2/9/2017



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Site Photos-Subject Property



View of the fence from the subject property.

Site Photos-Subject Property



View of the fence from the subject property.

Site Photos-Subject Property



View of the fence from the subject property.

Site Photos-Subject Property



View of the fence from the subject property.

Site Photos-Subject Property



View of the fence from across the street.

Site Photos-Subject Property



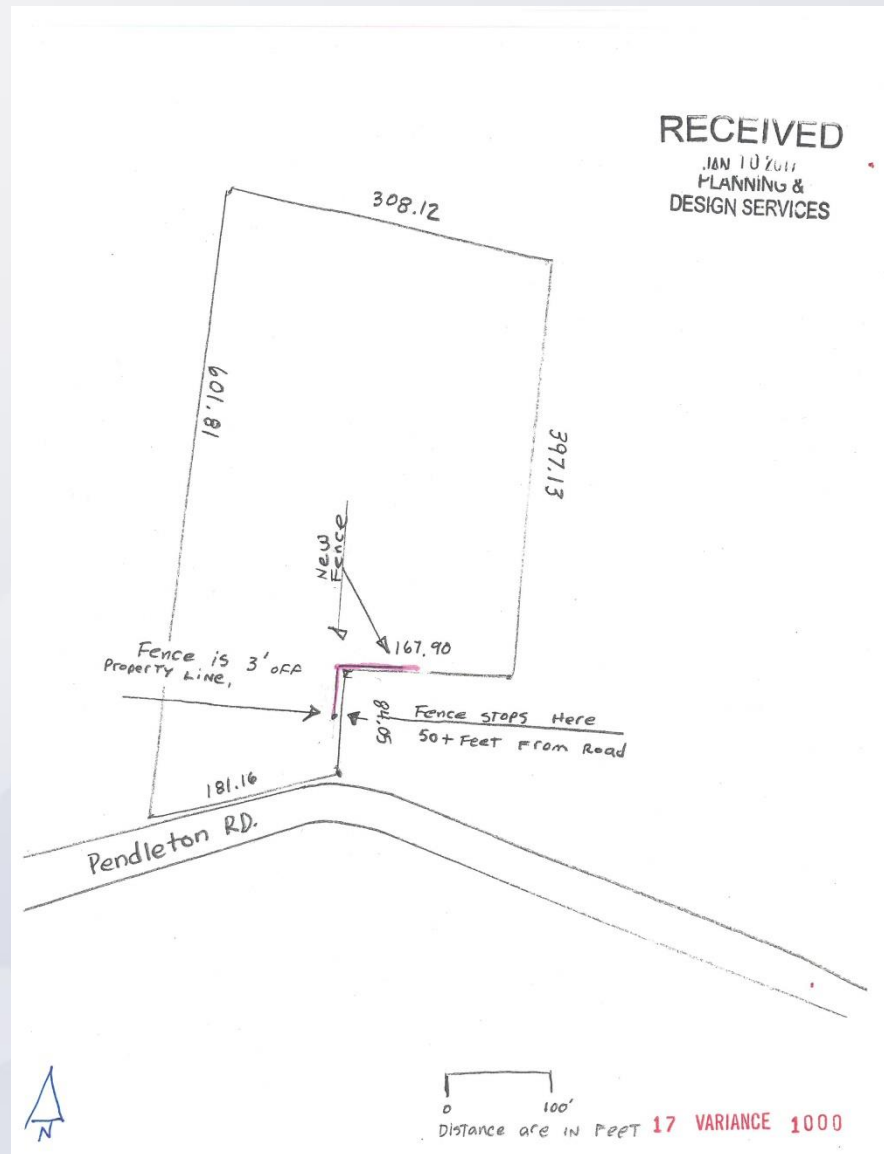
View of the fence from the neighboring property.

Site Photos-Subject Property



View of the fence from the neighboring property.

Applicant's Site Plan



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from section 4.4.3.A.1 to allow fence in the required yard to exceed 8 feet in height.

Required Actions

- **Variance:** from the Land Development Code section 4.4.3.A.1 to allow a fence in the required yard to exceed 8 feet in height. Approve/Deny

Location	Requirement	Request	Variance
Height of Fence in Required Yard	8 ft.	10 ft.	2 ft.