

18VARIANCE1047

4003 Elmwood Avenue Fence



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

**Dante St. Germain, Planner I
June 4, 2018**

Request

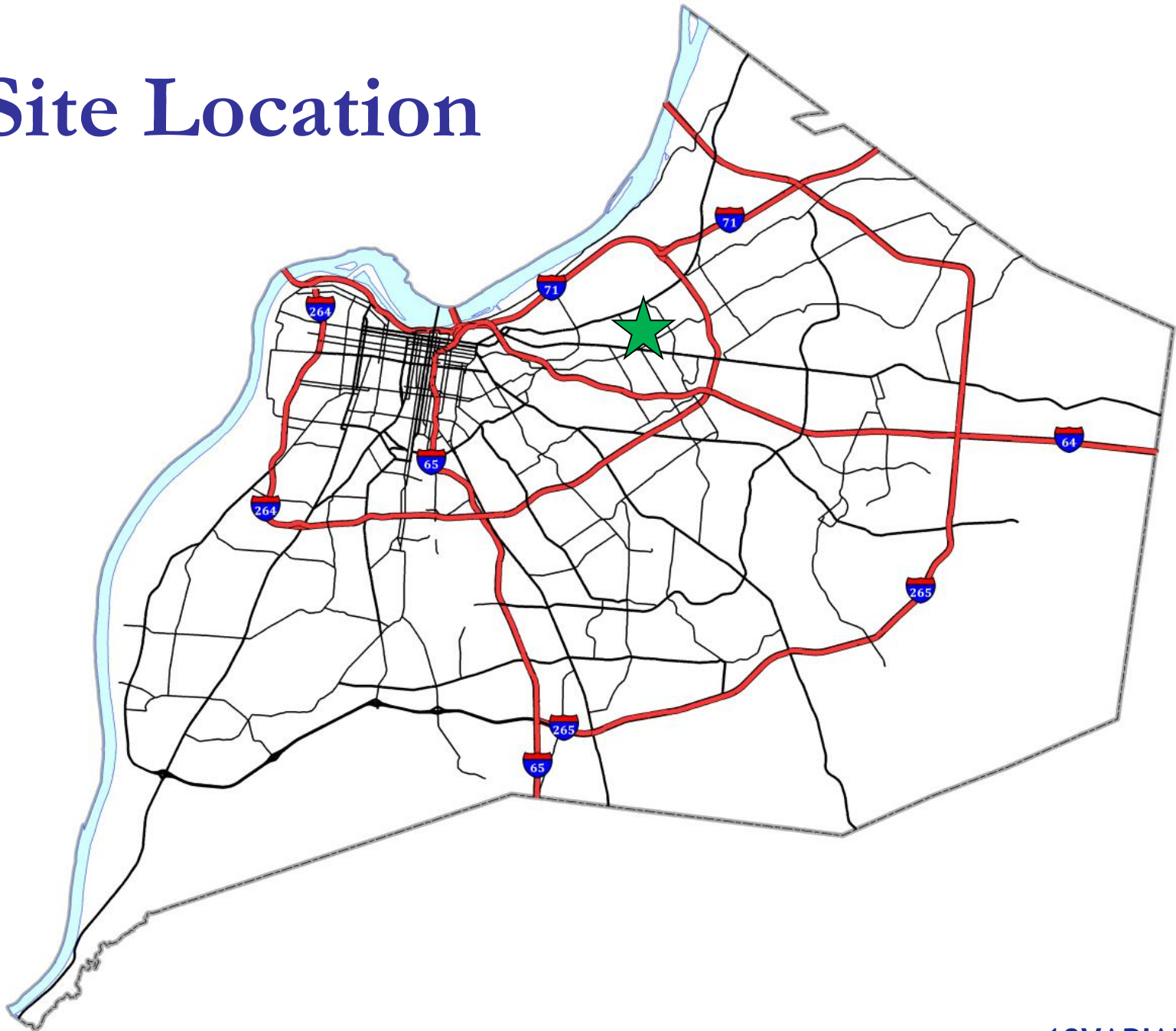
- **Variance:** from City of St. Matthews Development Code section 9.1.B.1.a to allow a fence in the front yard setback to exceed 4 feet in height.

Location	Requirement	Request	Variance
Fence	4 feet	6 feet	2 feet

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The residence faces Elmwood Avenue, but the front yard is along the St. Matthews Avenue frontage.
- The applicant proposes a 6 foot privacy fence in the required front yard setback.

Site Location



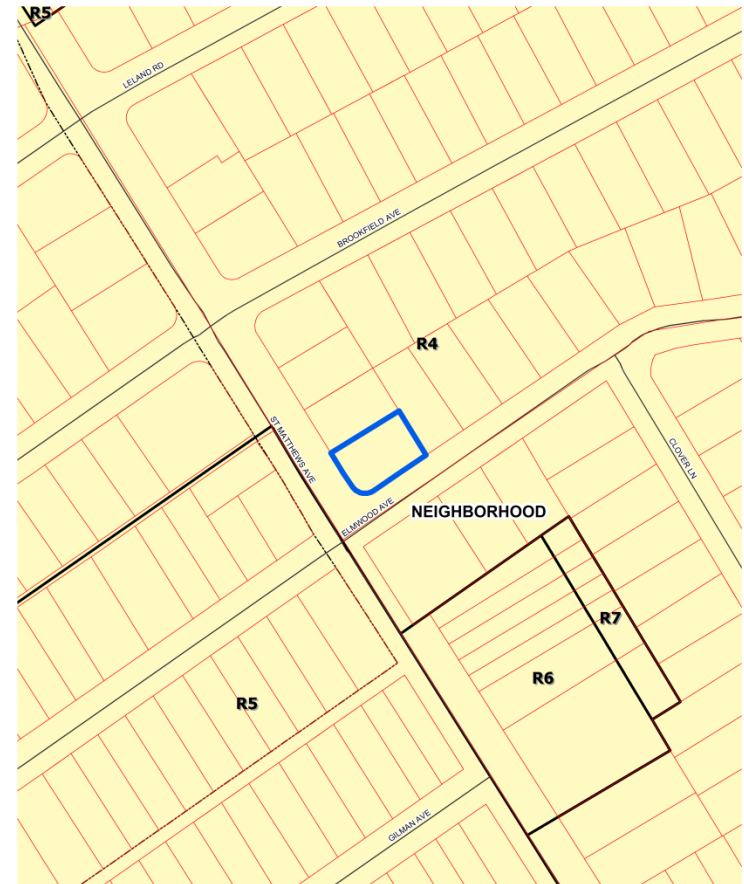
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

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



4003 Elmwood Avenue
feet

140
Map Created: 5/23/2018



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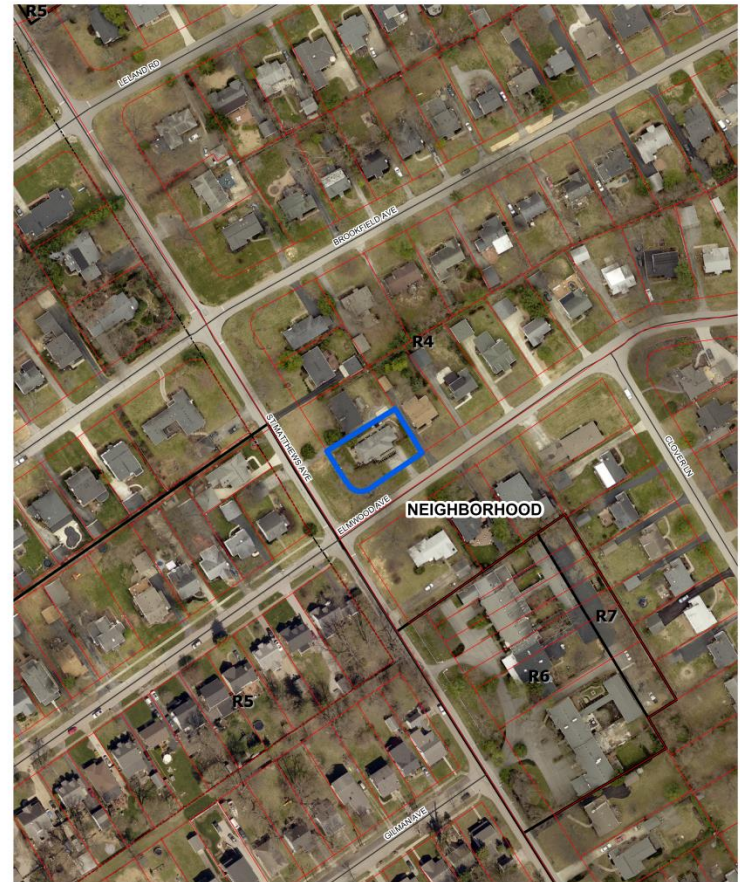
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



4003 Elmwood Avenue
feet

140
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Site Photos-Subject Property



The front of the subject property and the location of the requested variance.

Site Photos-Subject Property



The street side yard of the subject property
and the front of the residence.

Site Photos-Subject Property



The property across Elmwood Avenue.

Site Photos-Subject Property



The property across St. Matthews Avenue
and a similar fence.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



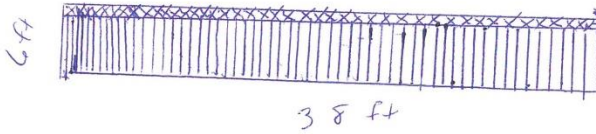
The existing front yard and part of the St. Matthews Avenue right-of-way.

Site Photos-Subject Property



Another similar nearby fence.

Elevations



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PLANNING &
DESIGN SERVICES

1" = 10 ft

1X6X5 pickets with posts on inside of fence with framed lattice
38 feet with no gates. Access from house or
3 sides on the other side (back) of house in the 10 1/2 foot section
gate from edge of house to existing fence
going

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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

- **Variance:** from City of St. Matthews Development Code section 9.1.B.1.a to allow a fence in the required front yard setback to exceed 4 feet in height. Approve/Deny

Location	Requirement	Request	Variance
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