

18VARIANCE1055

S 3rd Street Fence



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

Dante St. Germain, Planner I

July 30, 2018

Request

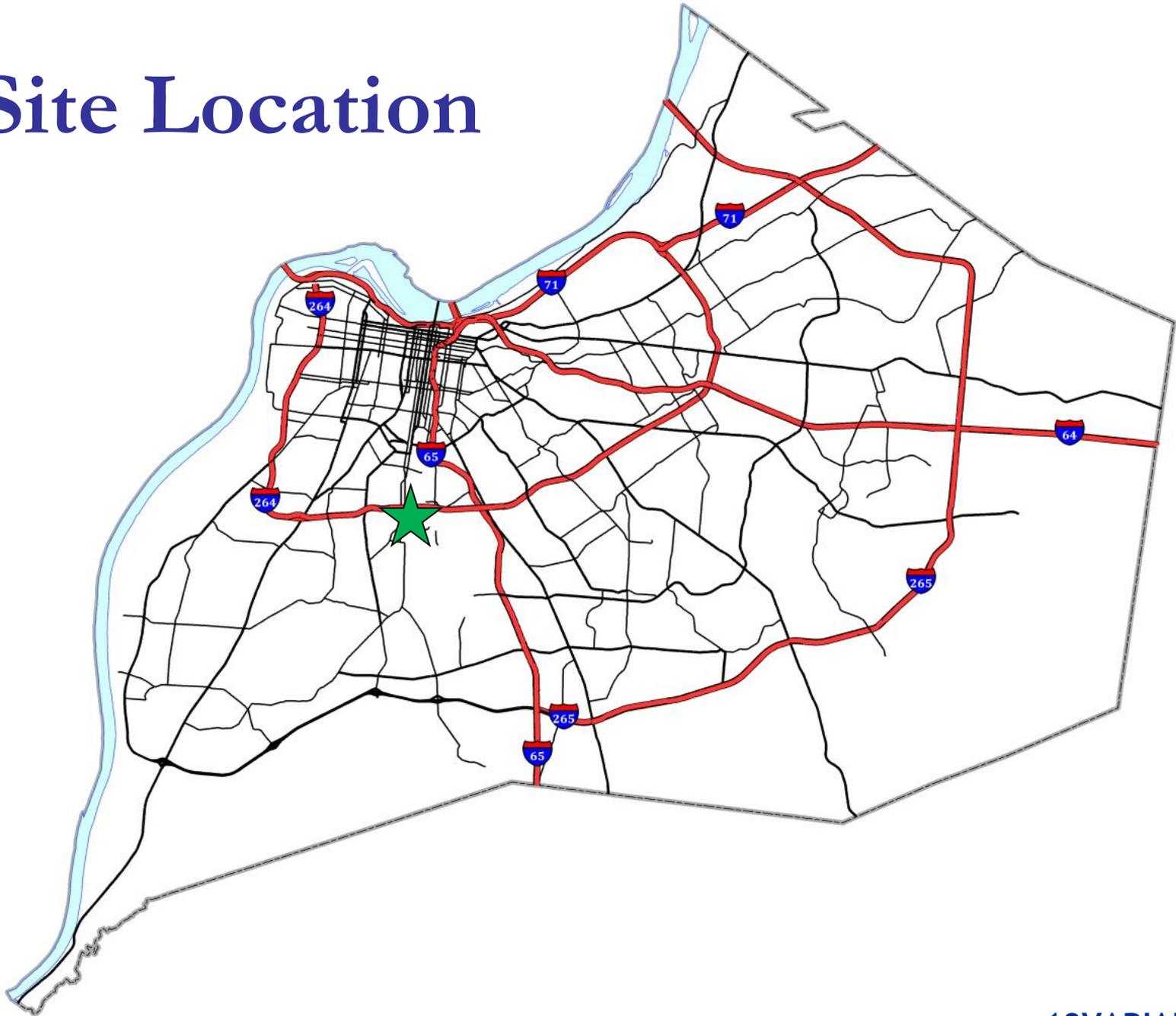
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard to exceed 42 inches in height

Location	Requirement	Request	Variance
Fence	3.5 feet	6 feet	2.5 feet

Case Summary / Background

- The subject property is located in the Beechmont neighborhood.
- The applicant proposes to replace an existing chain link fence with a six-foot wooden privacy fence.
- The applicant requests a variance to have a fence that exceeds 42 inches in height.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



4575 S 3rd Street
feet



Map Created: 7/18/2018



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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: Institutional (Beechmont Baptist Church)
- West: Institutional (Beechmont Community Center)



4575 S 3rd Street
feet



50

Map Created: 7/19/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



Beechmont Baptist Church is across S 3rd Street.

Site Photos-Subject Property



The property to the right of the subject property across W Wellington Avenue.

Site Photos-Subject Property



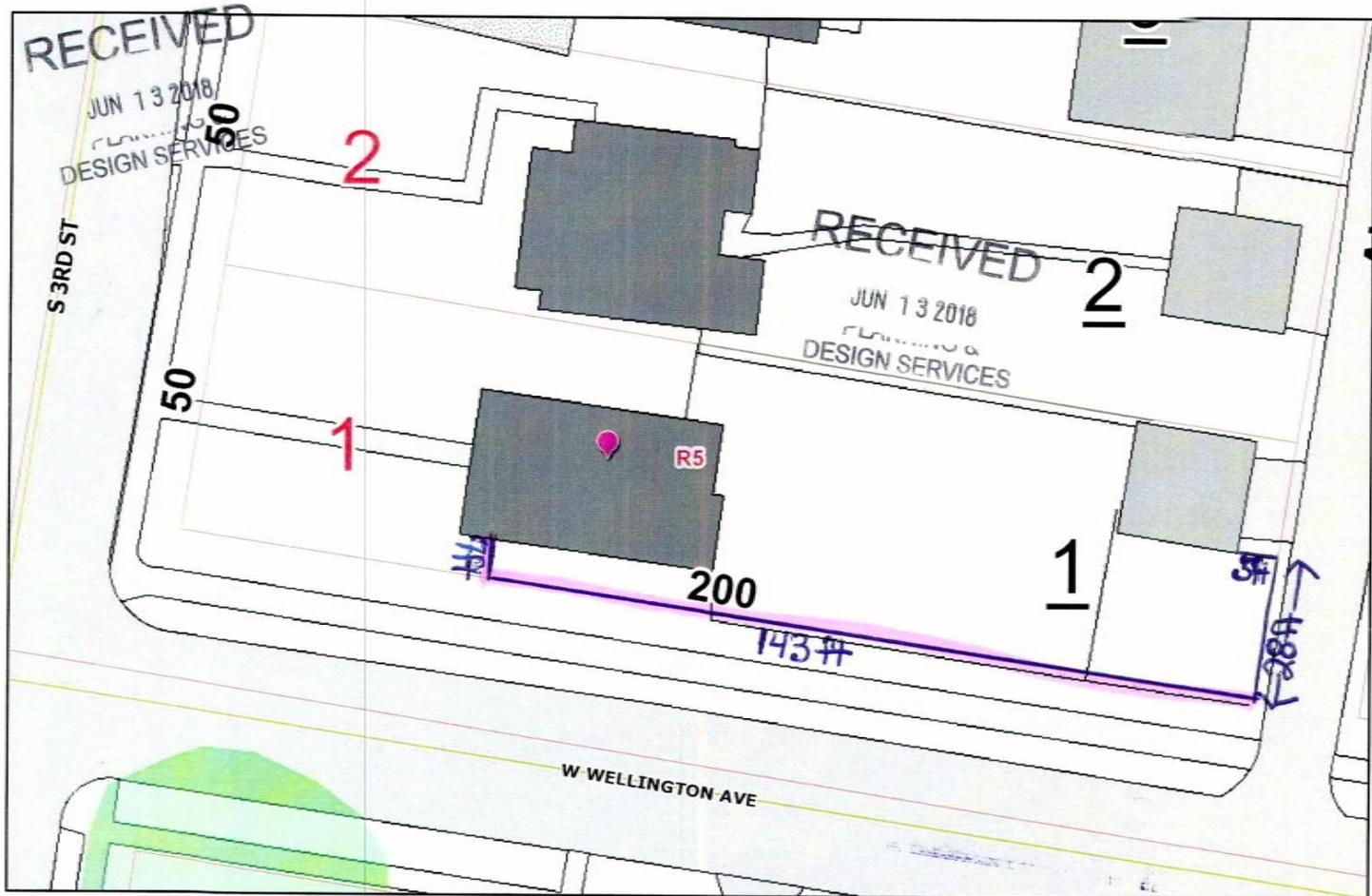
The fence to be replaced.

Site Photos-Subject Property

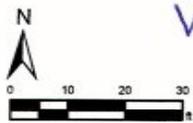


The fence to be replaced.

Site Plan



Variance for a 6ft privacy fence on the street side yard



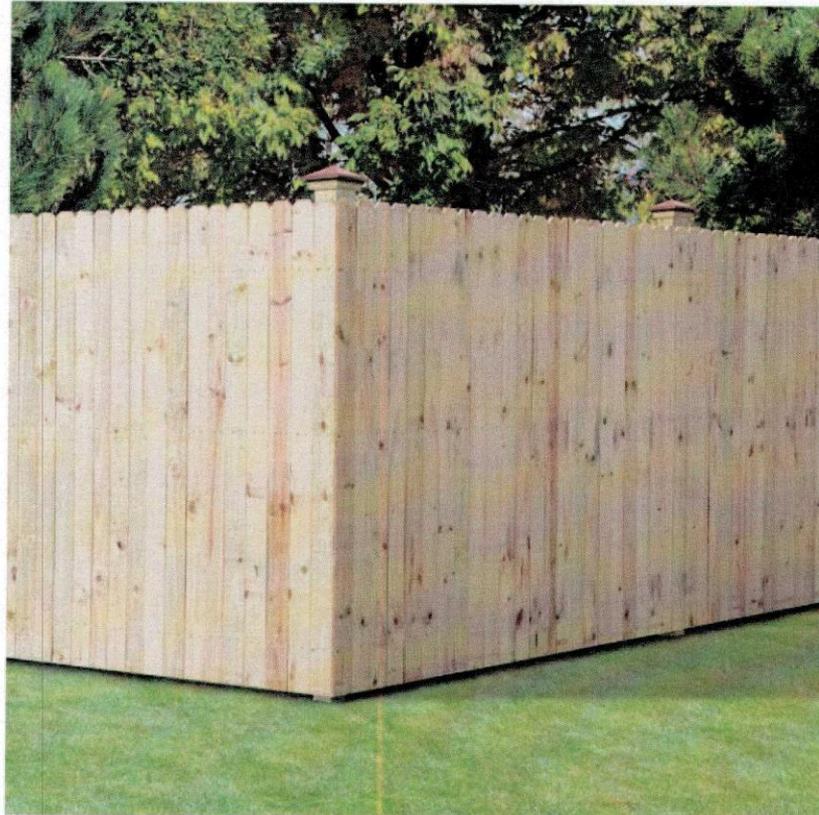
Wednesday, June 13, 2018 | 2:44:05 PM

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This map is not a legal document and should only be used for general reference and identification.

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Elevations

x 5-1/2 in. x 6 ft. Pressure-Treated Pine Dog-Ear Fence Picket



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18 VARIANCE 1055

Conclusions

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

Required Actions

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 42 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Fence	3.5 feet	6 feet	2.5 feet