

18VARIANCE1063
504 Mount Holly Road



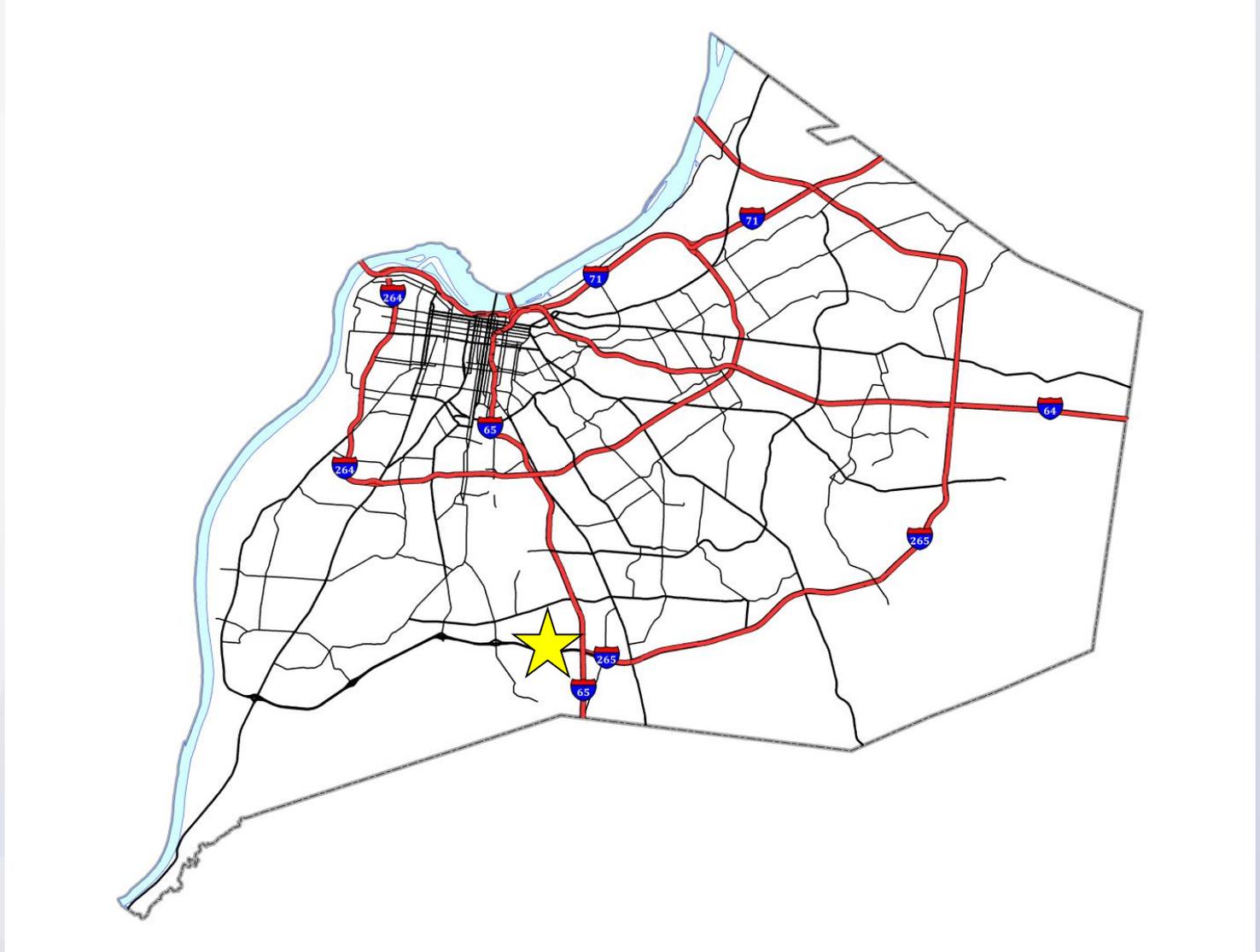
Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

August 6, 2018

Site Location



Requests

- **Variance:** from Land Development Code Section 4.4.3.A.1.a.i for an existing six feet tall solid wooden fence to exceed the maximum allowable height within the street side yard setback along Morgan Ave. on an R-4 zoned parcel within the Village Center Form District.

Location	Requirement	Request	Variance
Street Side Yard Setback Fence Height	3.5 ft.	6 ft.	2.5 ft.

Case Summary / Background

- Applicant would like to enclose an existing rear portion of fence perpendicular to Morgan Ave. within the Street Side Yard to enclose the rear yard area as matching the existing height of 6 ft.
- The need for the variance is the result of the applicant wanting to construct and finish the existing fence as encroaching into the street side yard setback parallel to Morgan Ave.

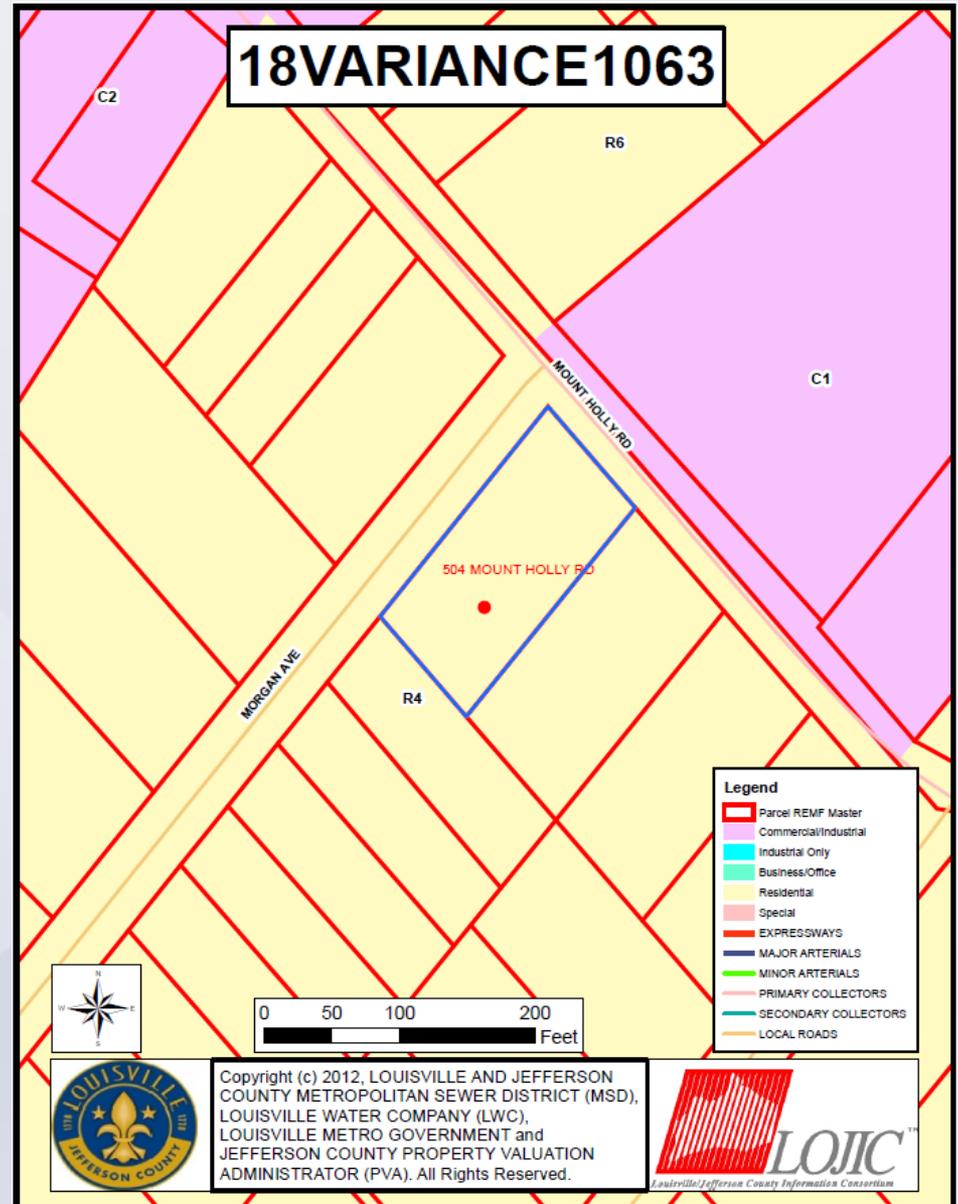
Zoning/Form Districts

Subject Property:

- Existing: R-4/Village Center
- Proposed: R-4/Village Center

Adjacent Properties:

- North: C-1, R-4, and R-6/Village Center
- South: R-4/Village Center
- East: C-1 and R-4/Village Center
- West: R-4/Village Center



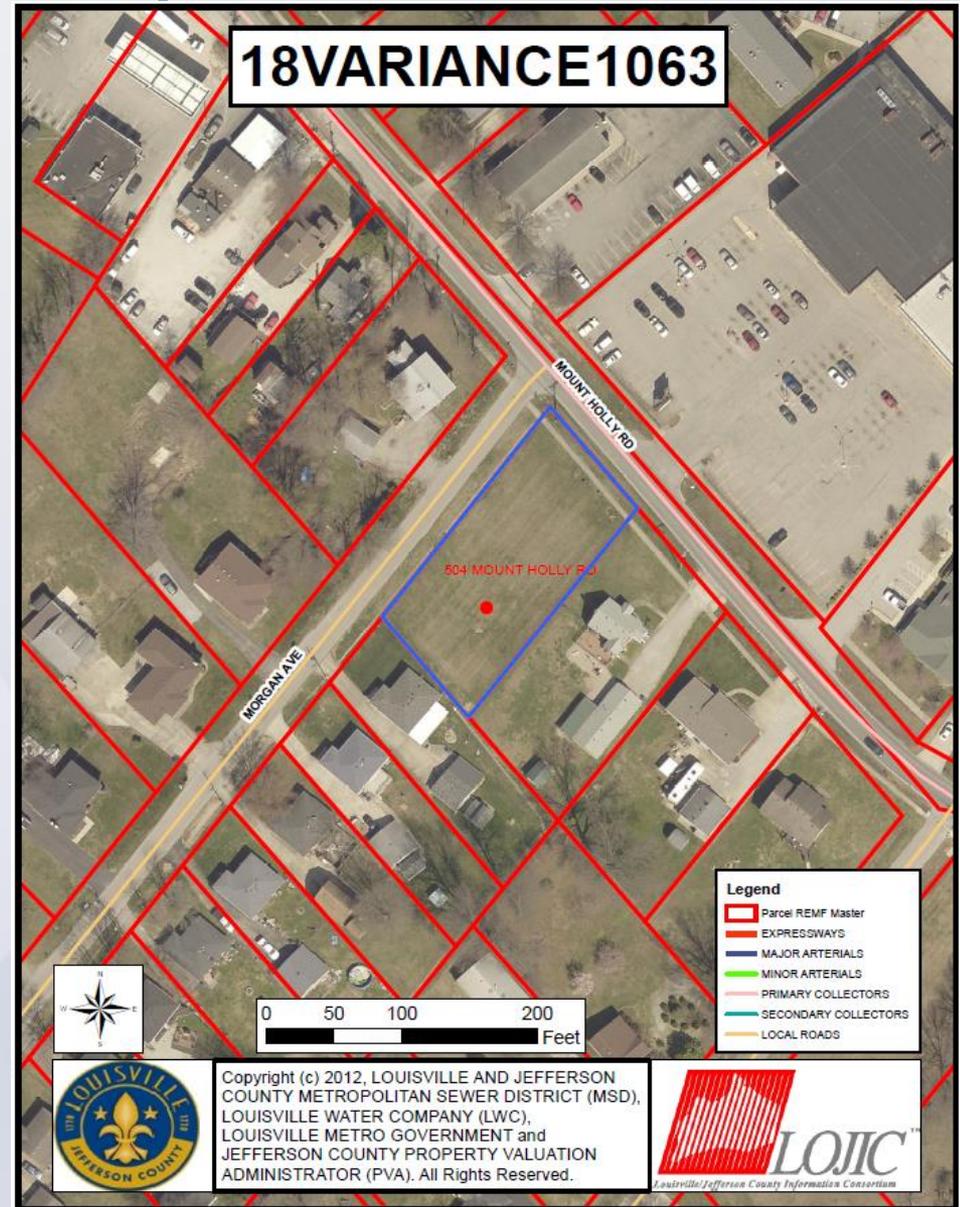
Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

- North: Commercial - Family Dollar, Public/Semi-Public - USPS, and Single Family Residential
- South: Single Family Residential
- East: Commercial - Family Dollar and Single Family Residential
- West: Single Family Residential



Site Photos-Subject Property



The rear portion of fence currently constructed, perpendicular to Morgan Ave.

Site Photos-Subject Property



Looking south from the corner of Mount Holly Road and Morgan Ave. (right side).

Site Photos-Subject Property



Looking south along the side yard of the subject site where a portion of the existing fence is located.

Site Photos-Subject Property



Looking at the western adjacent property along Mount Holly Rd.

Site Photos-Adjacent Property



Looking at the eastern neighboring property along Mount Holly Rd.

Site Photos-Adjacent Property



Looking north down Morgan Ave. towards Mt. Holly Rd. The photo shows the setback and distance from the closest driveway on the same side of road.

Conclusions

- Variance request appears to be adequately justified and meet the standard of review.

Required Actions

- Approve/Deny Variance: from Land Development Code Section 4.4.3.A.1.a.i for an existing six feet tall solid wooden fence to exceed the maximum allowable height within the street side yard setback along Morgan Ave. on an R-4 zoned parcel within the Village Center Form District.

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