

# 18VARIANCE1072 2514 Kings Highway



Louisville Board of Zoning Adjustment Public Hearing

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October 1, 2018

# Request

- **Variance** to permit a fence to exceed the permitted height in an R-5 Single-Family Residential zone (LDC 4.4.3.1.)

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

# Case Summary/Background

- Site located at the corner of Kings Highway and Emerson Avenue
- Main entrance to residence located on Kings Highway; garage accessed via Emerson
- Emerson entrance provides primary access to residence due to proximity to garage
- Privacy fence located along Emerson Avenue street frontage screens the entrance to the residence
- Applicant obtained bonded approval from City of Kingsley; 18 neighbors have signed petition in support
- Length of fence is minimum necessary to provide the intended privacy

# Zoning / Form District

## Subject Site:

Existing: R-5 / Neighborhood

Proposed: To remain as existing

## Adjoining Sites:

R-5 / Neighborhood





# Land Use

## Subject Site

**Existing:** Single-Family Residential

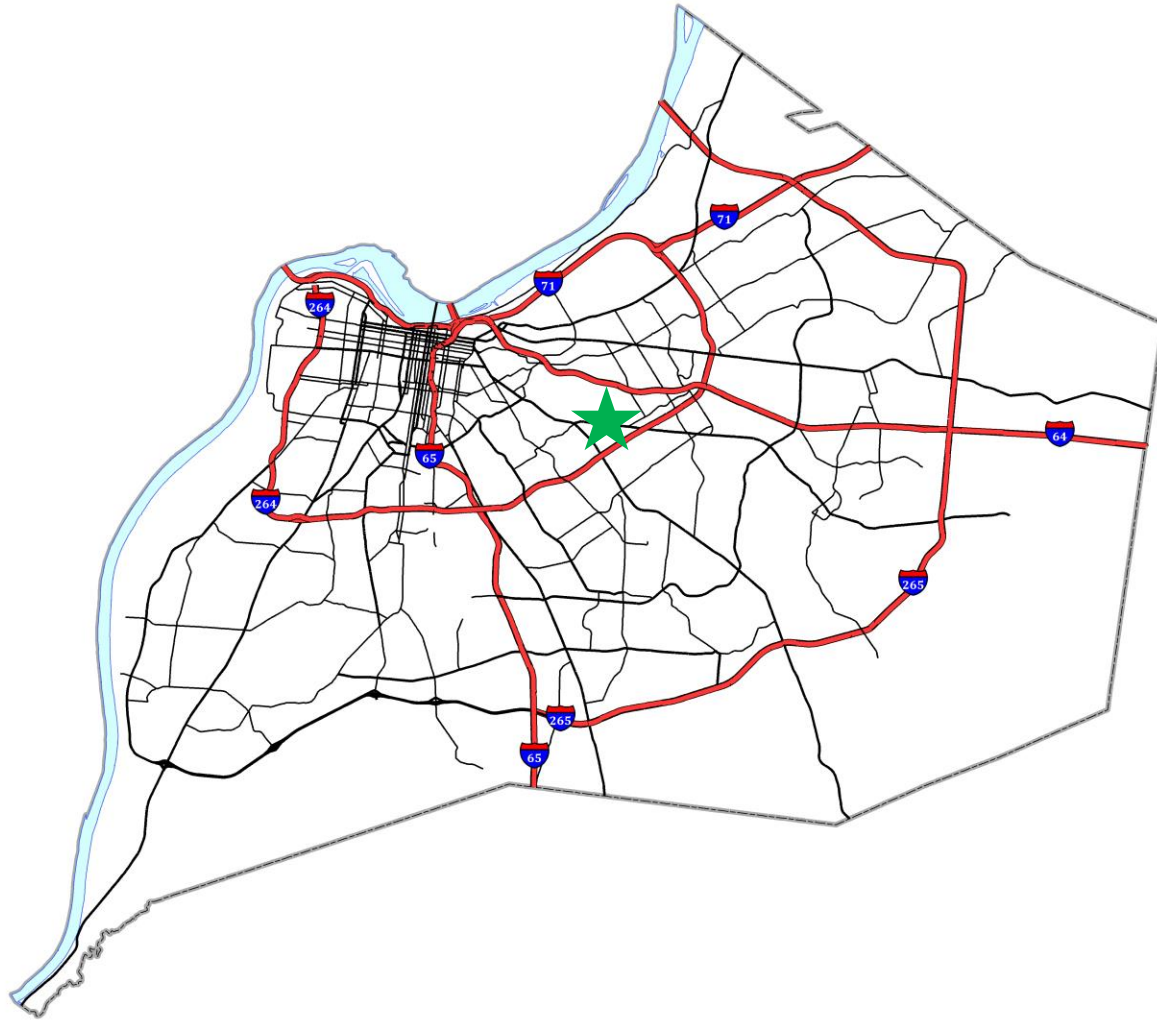
**Proposed:** To remain as existing

## All Adjoining Sites

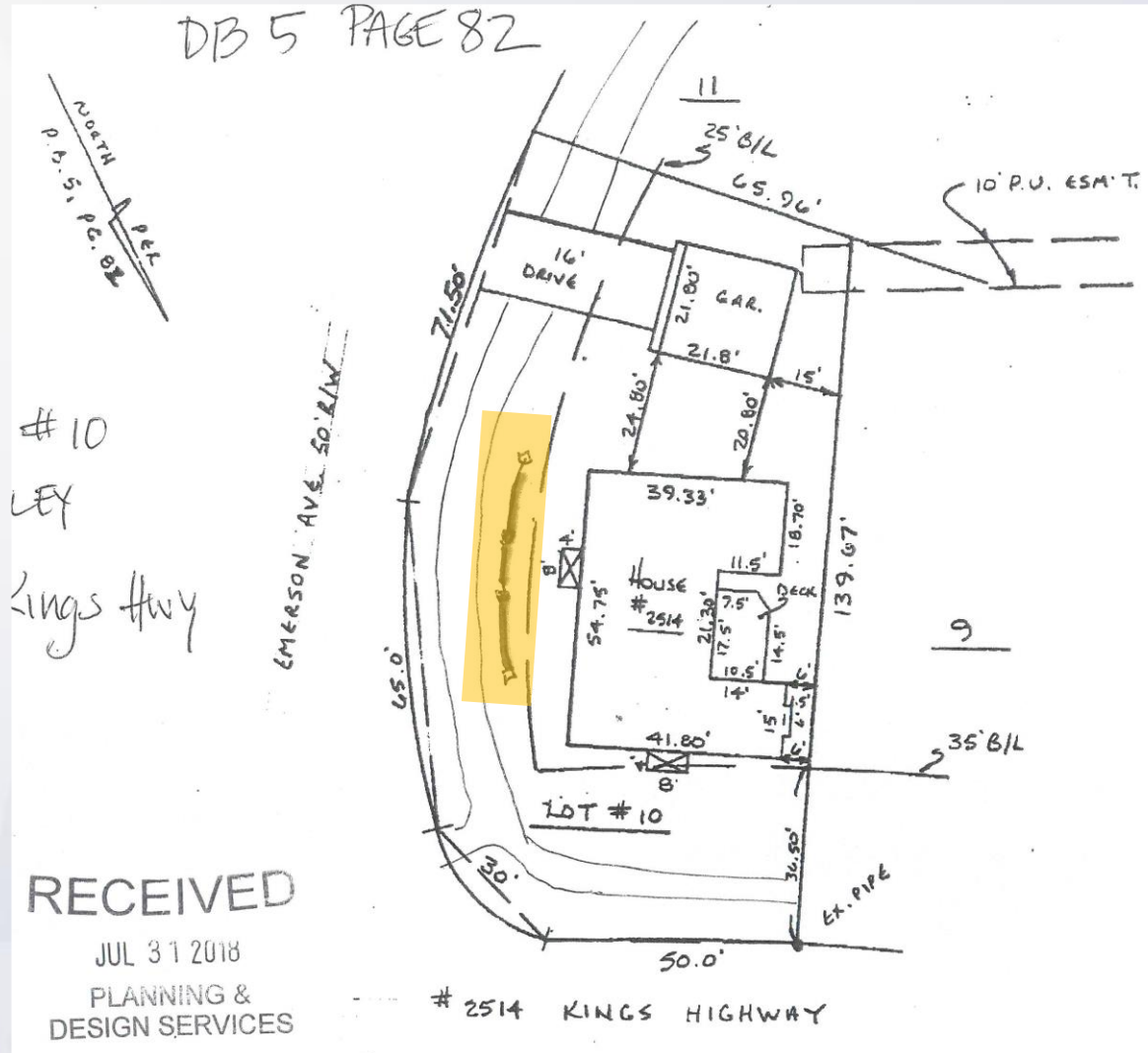
Single-Family Residential



# Site Location



# Site Plan





# Site Photos





# Site Photos



Emerson Ave Street View



# Site Photos





# Site Photos



Across Kings Highway



# Site Photos





# Site Photos





# Site Photos



# Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

# Required Action

## Approve or Deny

- **Variance** to permit a fence to exceed the permitted height in an R-5 Single-Family Residential zone (LDC 4.4.3.1.)

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