

20-VARIANCE-0116

Lake Dreamland Road Variance



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

**Zach Schwager, Planner I
November 2, 2020**

Request

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard setback in a Neighborhood Form District to exceed 48 inches in height.

Location	Requirement	Request	Variance
Front Yard	48 inches	84 inches	36 inches

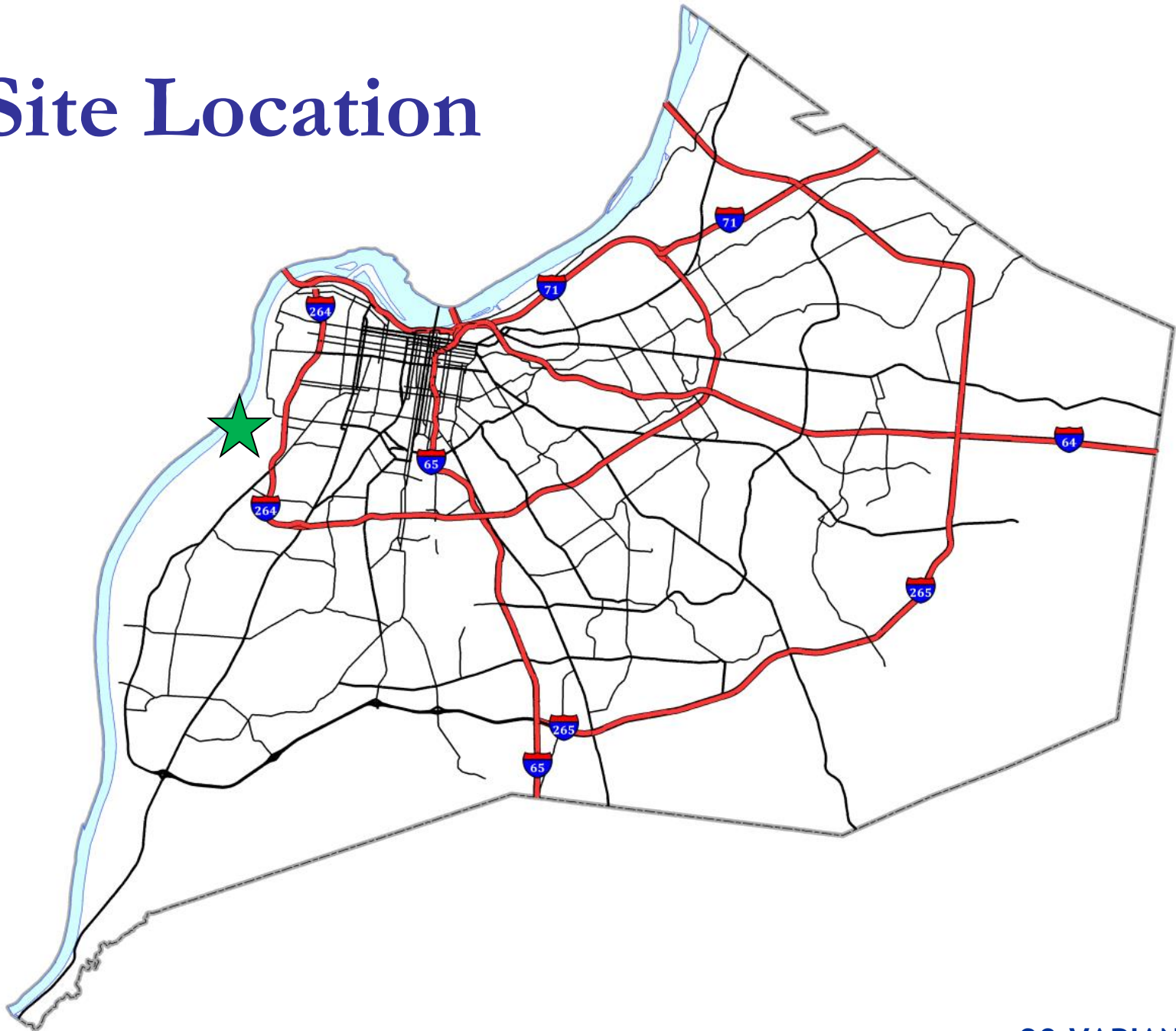
Case Summary / Background

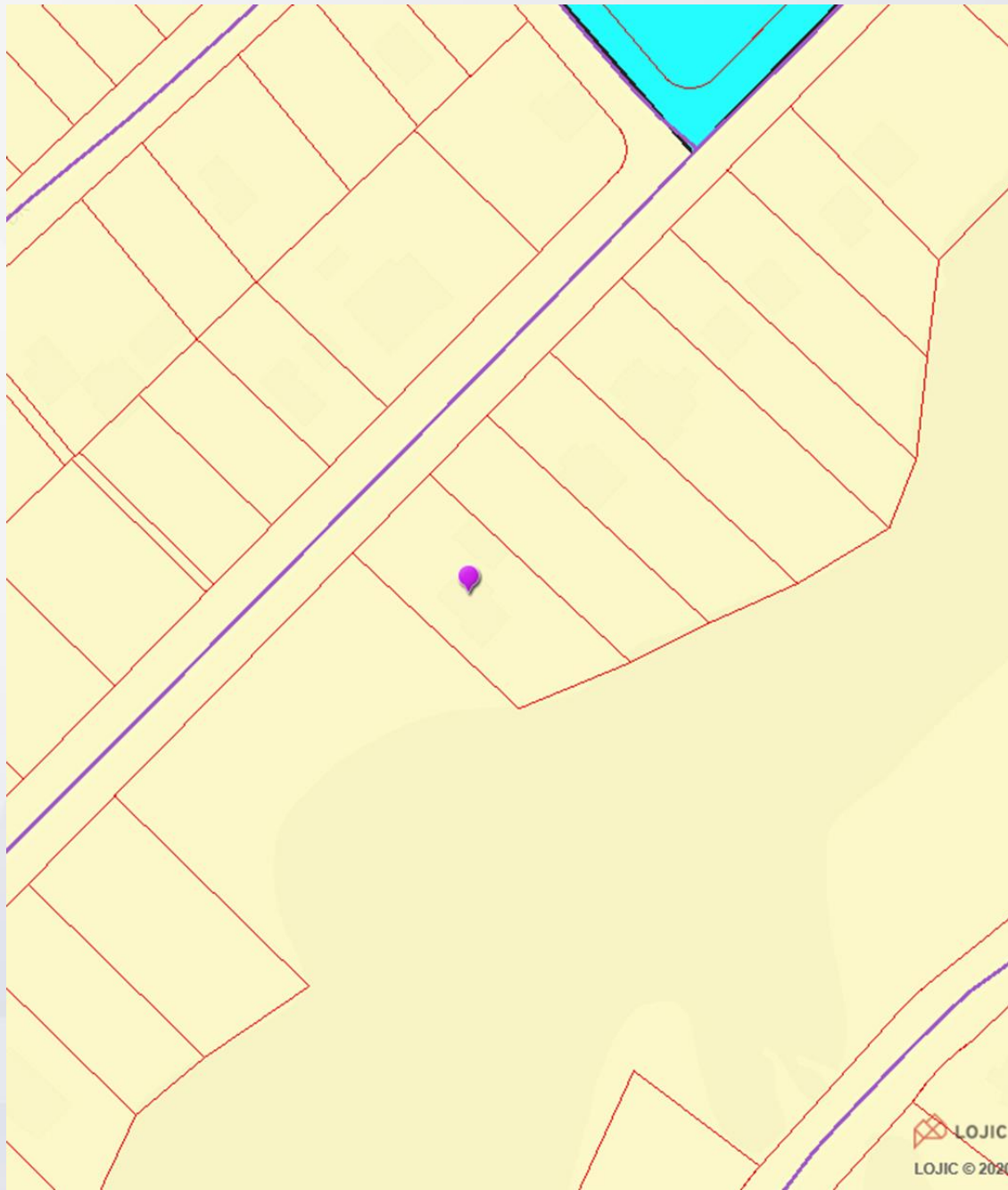
- The subject property is located in the Lake Dreamland subdivision and is zoned R-5 Single-Family Residential and is in the Neighborhood Form District.
- The applicant is in the process of consolidating the subject property and 4521 Lake Dreamland Road.

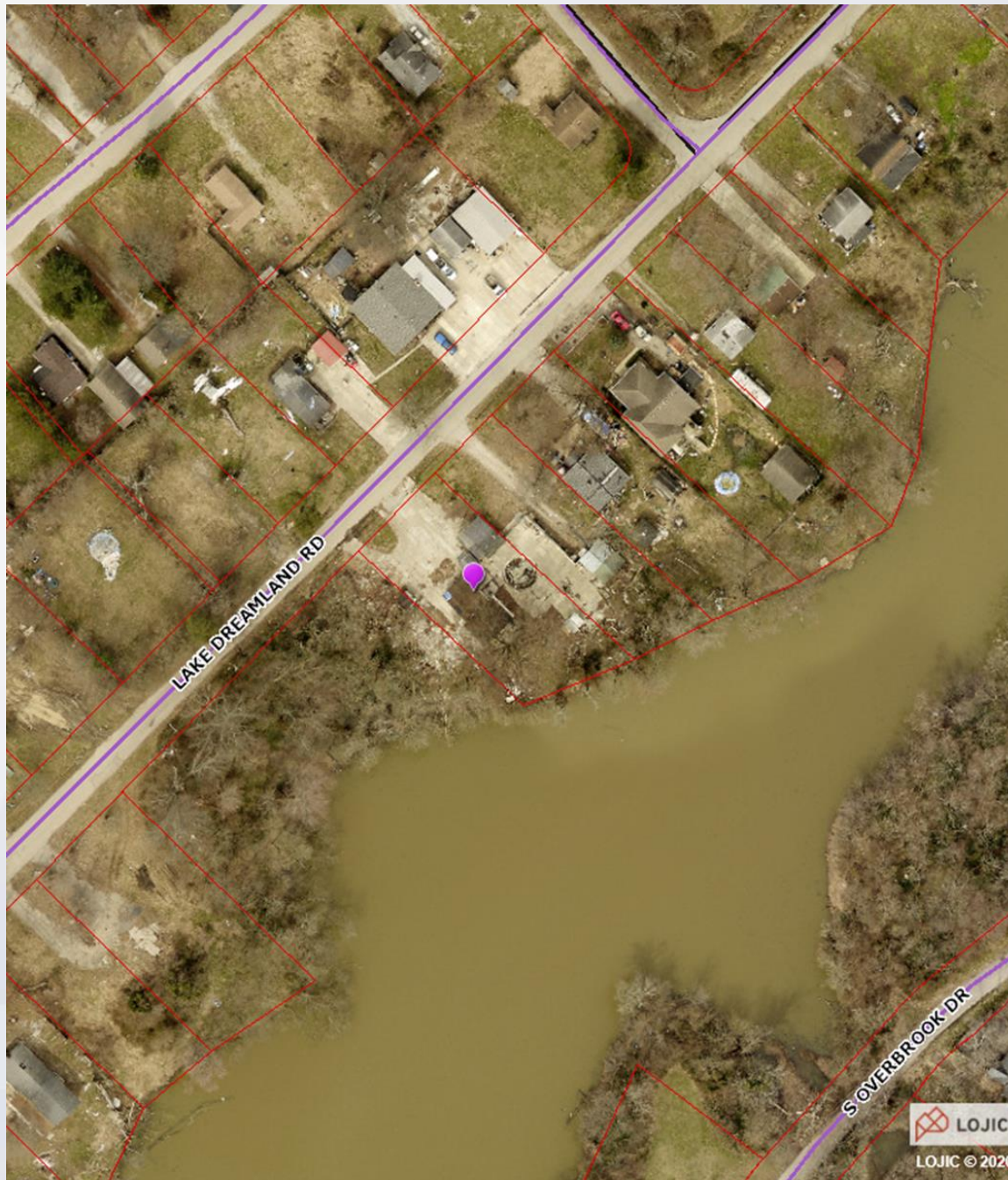
Case Summary / Background

- The applicant has constructed a 7 ft. privacy fence along the eastern property line of 4521 Lake Dreamland Road that encroaches into the front yard setback.
- The applicant has started to put grass on the existing driveway directly next to the fence and will only use the other driveway, which is further away and will provide more vision clearance.

Site Location







Deed of Conveyance
4521
4523
4521 Lake Dreamland

Tuesday, August 25, 2020 | 12:08:27 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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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Rear of property to the left.

Conclusion

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

Required Action

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard setback in a Neighborhood Form District to exceed 48 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	48 inches	84 inches	36 inches