

20-VARIANCE-0168

Keswick Boulevard Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
January 25, 2021

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 Traditional Neighborhood Form District to exceed 42 inches in height.

Location	Requirement	Request	Variance
Front Yard	42 inches	72 inches	30 inches

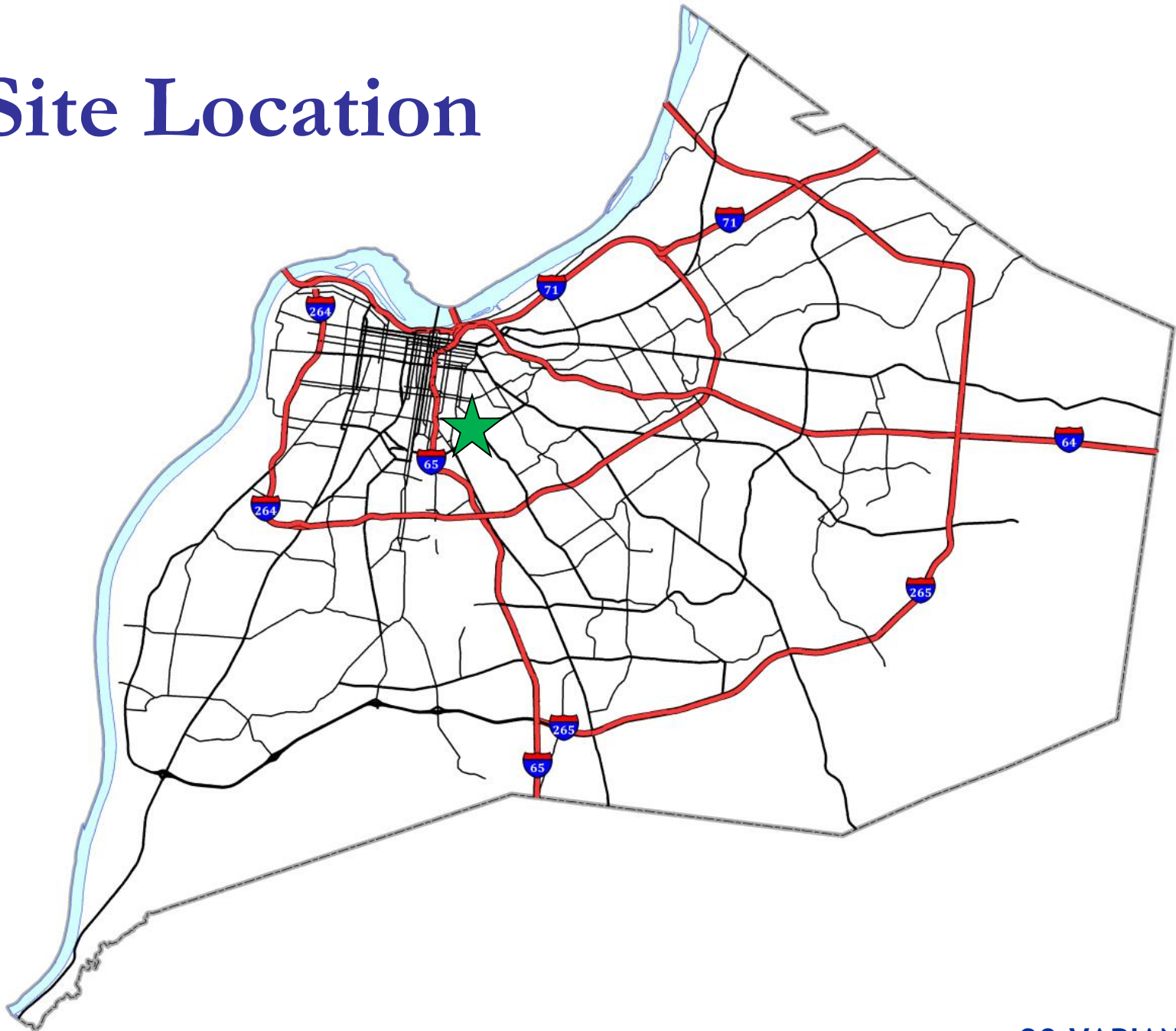
Case Summary / Background

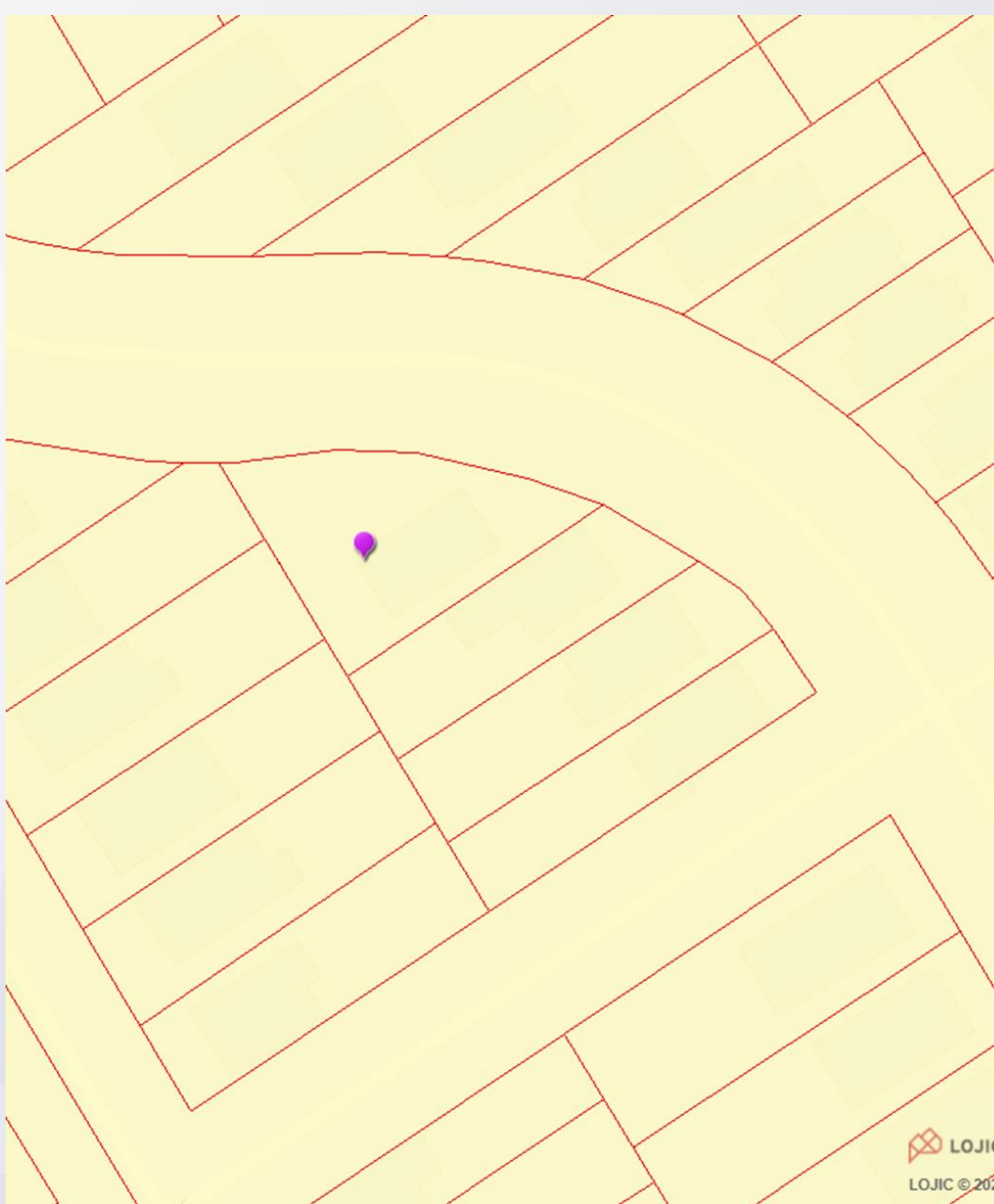
- The subject property is in the Keswick subdivision on the south side of Keswick Boulevard in between Texas Avenue and Fetter Avenue.
- The applicant is proposing to construct a six foot privacy fence in the front yard setback along a portion of Keswick Boulevard.

Case Summary / Background

- Staff received signatures from all first tier adjoining property owners for a non-public hearing; however, this request does not qualify for a non-public hearing according to the BOZA Bylaws.

Site Location







Site Plan

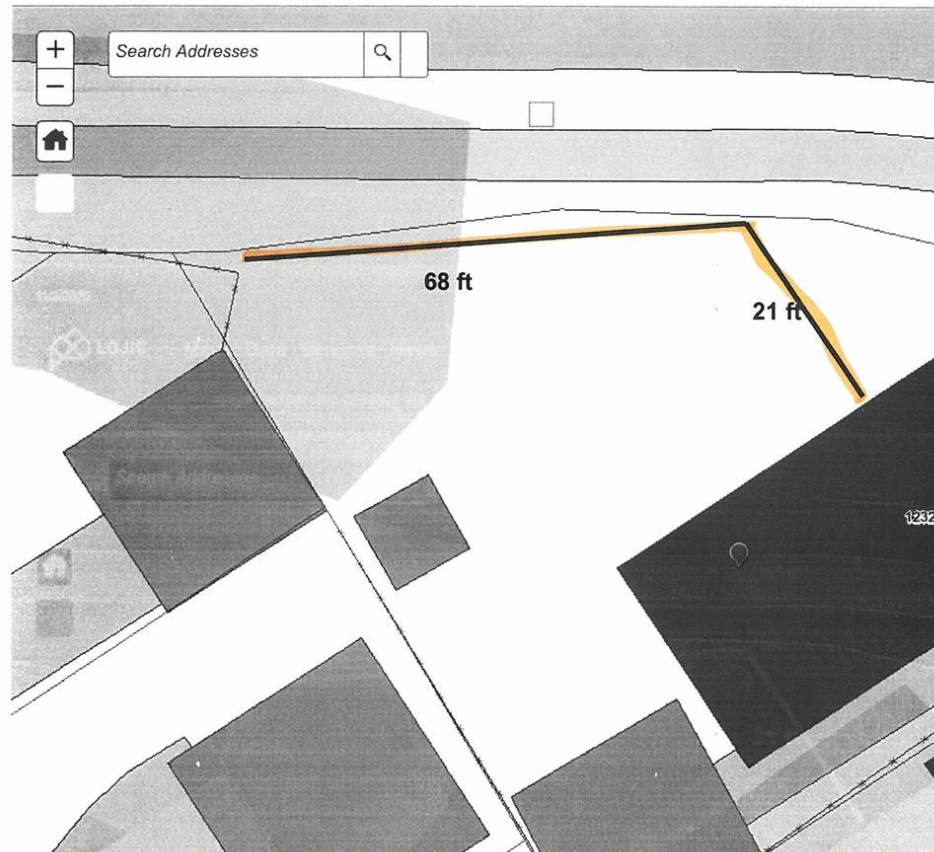
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file:///192.168.0.10/Documents/Barb/Repair & Remodel/Privacy Fence/LOJIC Online _ LOJIC proposed fence.html

Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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 Traditional Neighborhood Form District to exceed 42 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	42 inches	72 inches	30 inches