

21-VARIANCE-0014

Gageland Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Rachel Mandell, Planner I
March 29th, 2021

Request

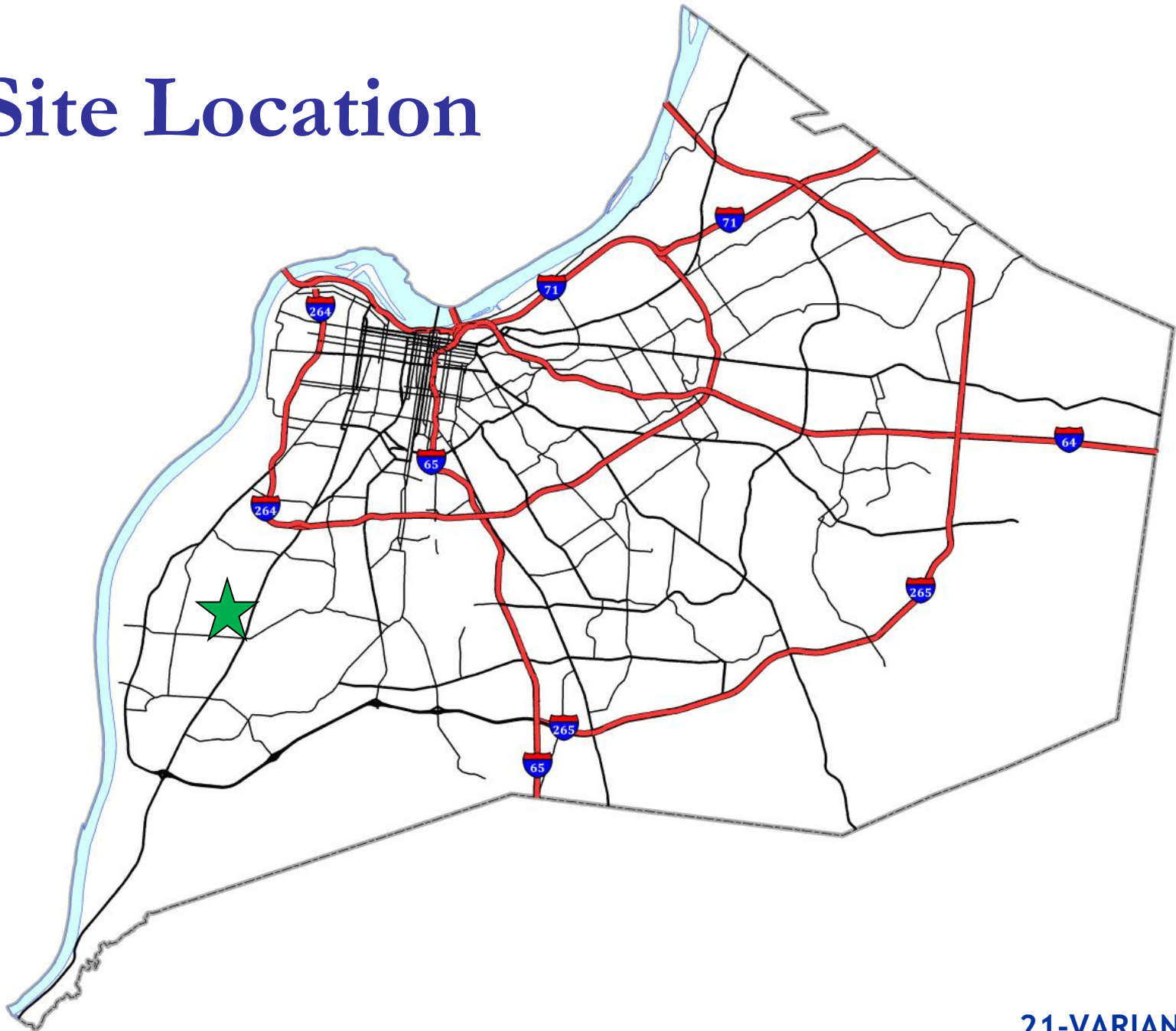
- **Variance:** from Land Development Code Section 4.4.3.A.1.a.i to allow a fence in the front yard setback in the Neighborhood form district to exceed 48 inches in height.

Location	Requirement	Request	Variance
Front Yard	48 in.	72 in.	24 in.

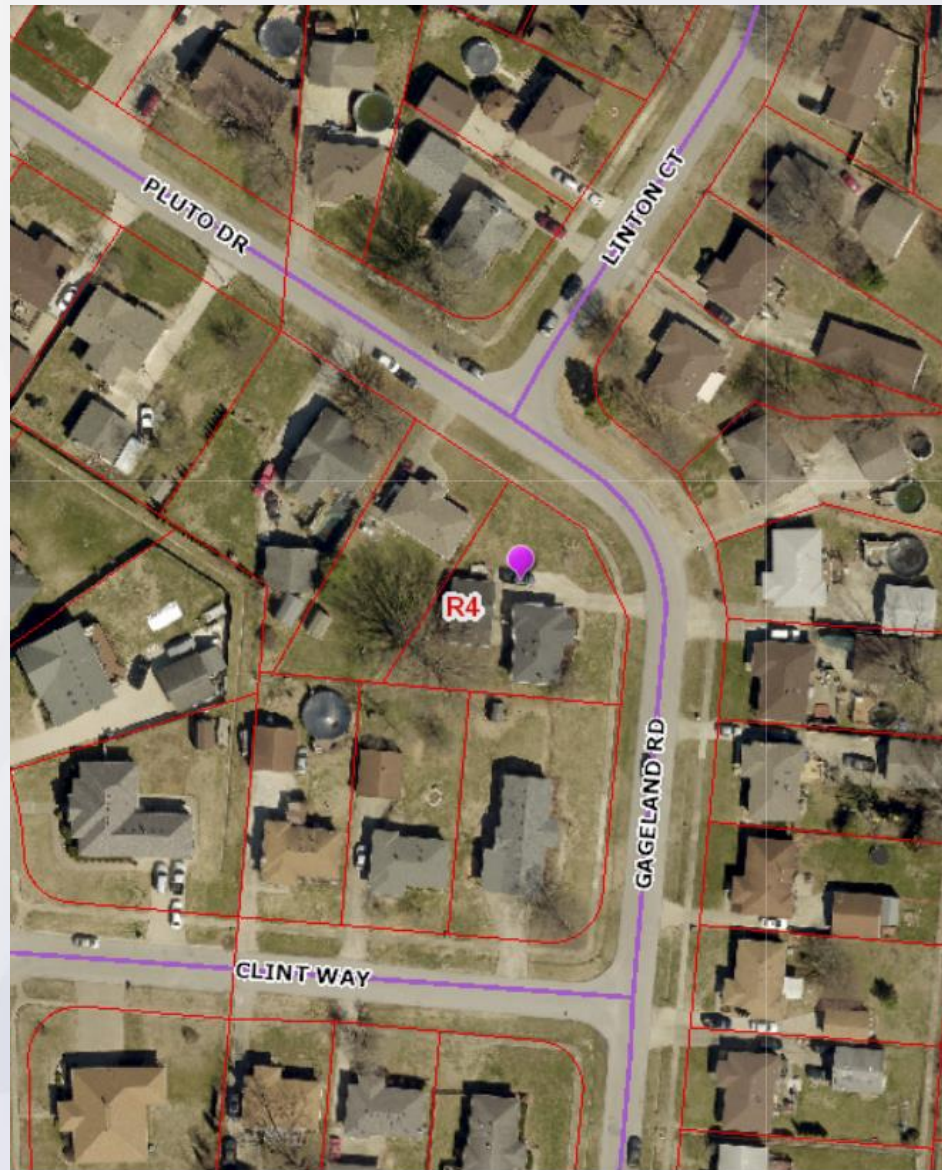
Case Summary / Background

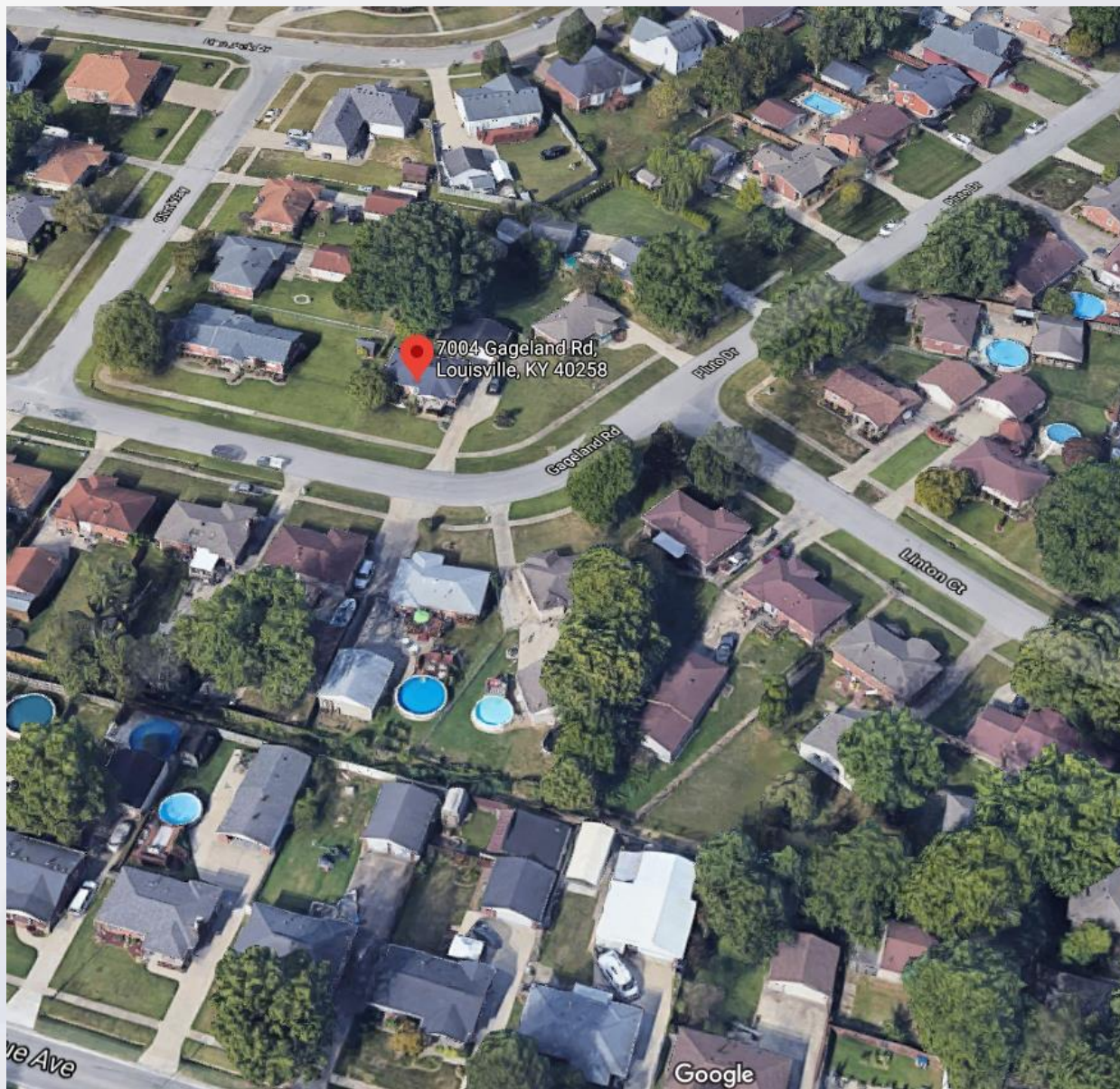
- The site is zoned R-4 Single-Family in the Neighborhood Form District
- It's located in the Gageland Subdivision and is a diamond shaped lot.
- The applicant is proposing to maintain the location of a 6 foot privacy fence surrounding an above ground pool.

Site Location









Visual



Site Photos



Front of subject property.

Subject Property



Variance Area

Subject Property

March 16, 2021 at 3:02:54 PM



Subject Property

March 16, 2021 at 3:02:39 PM



Variance Area

Similar Fences



4920 Columbia Ave

Similar Fences



6909 Sky Blue Ave

Similar Fences



7004 Uranus Dr

Similar Fences



7203 Hassock Dr

Conclusion

- Staff finds that the requested variance meets the standard of review for a, c and d, but may not meet standard b.

Required Action

- Approve or Deny the variance from Land Development Code Section 4.4.3.A.1.a.i to allow a fence in the front yard setback in the Neighborhood form district to exceed 48 inches in height

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