

21-VARIANCE-0024

N. Bellaire Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
April 5, 2021

Request

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback in a Traditional Neighborhood Form District to exceed 42 inches in height.

Location	Requirement	Request	Variance
Street Side Yard	42 inches	72 inches	30 inches

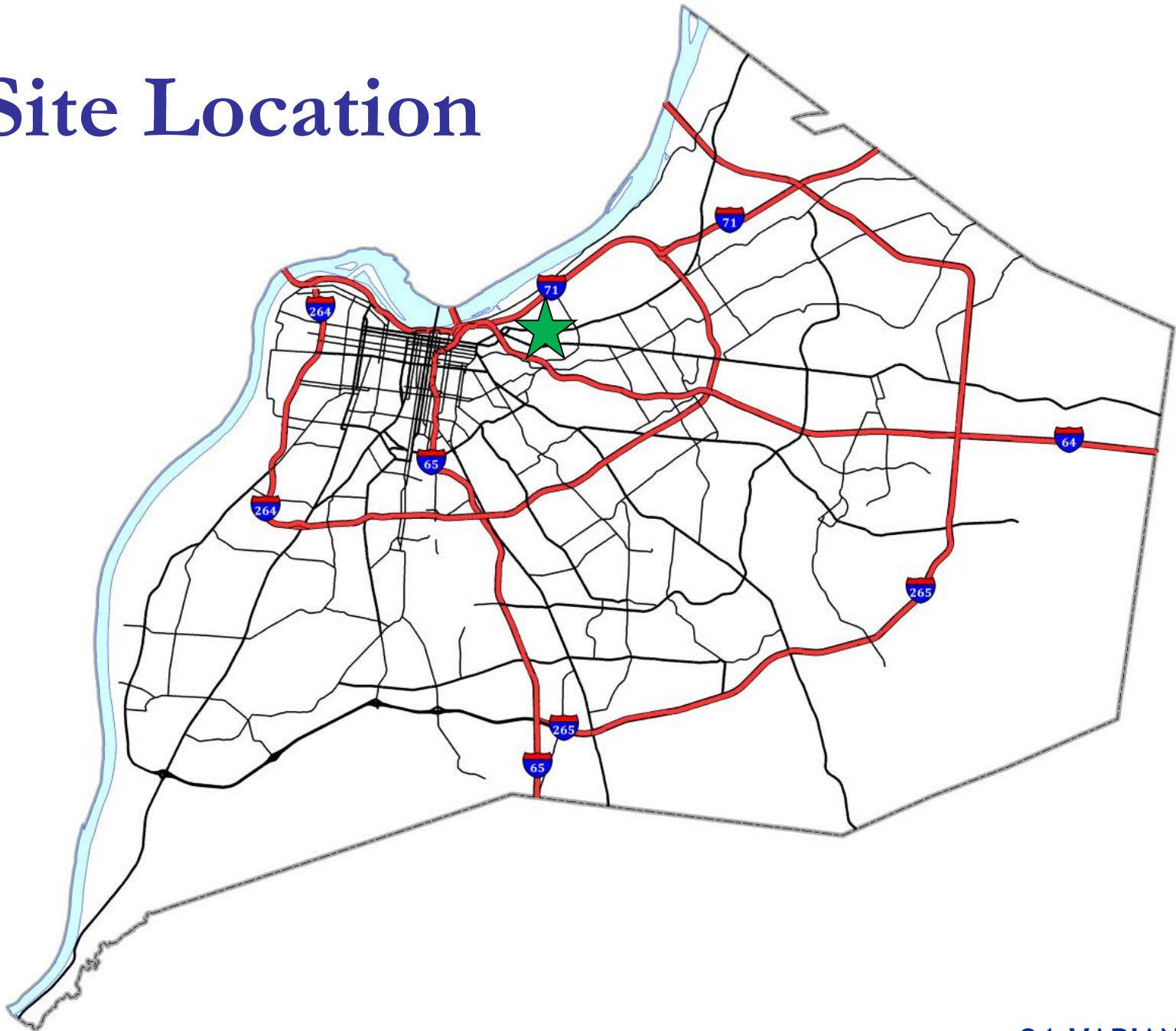
Case Summary / Background

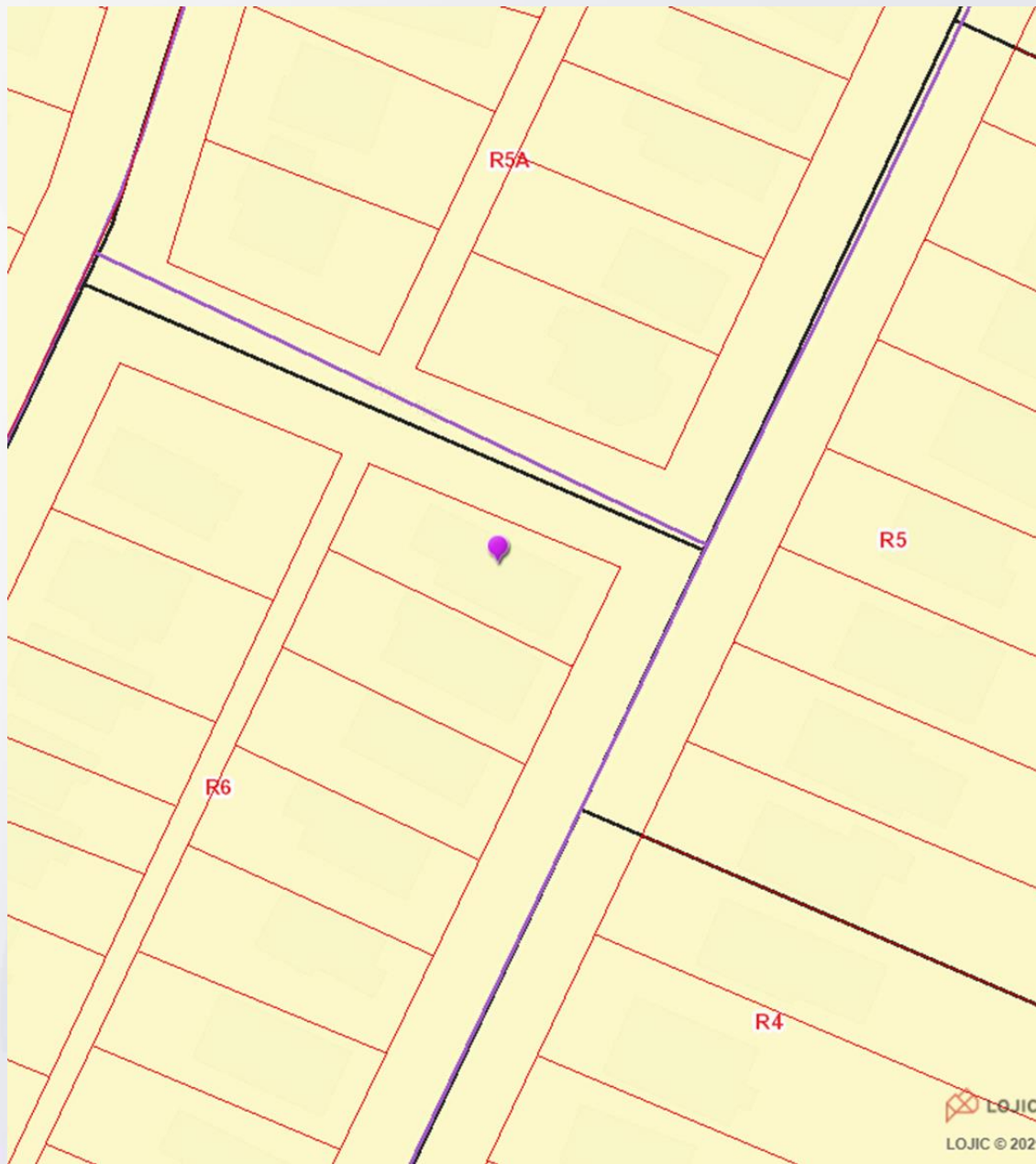
- The subject property is in the Clifton neighborhood and preservation district on the southwest corner of N. Bellaire Avenue and Onyx Avenue.
- The applicant is proposing to construct a six-foot privacy fence in the street side yard setback along a portion of Onyx Avenue and the rear property line to enclose the private yard area.

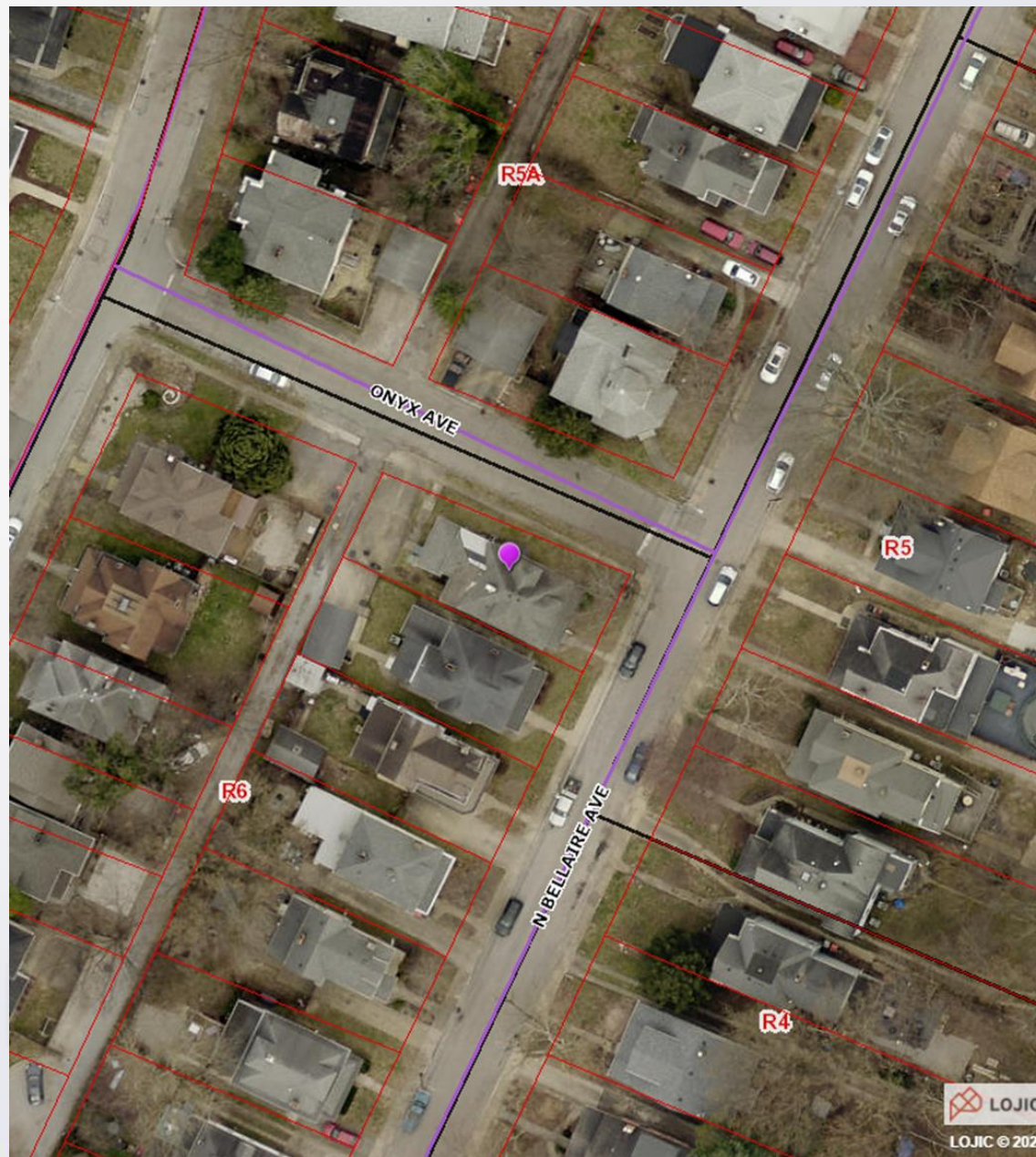
Case Summary / Background

- Historic Landmarks and Preservation Commission staff approved the fence on condition under case number 21-COA-0044 on March 25, 2021. Planning & Design Staff does not have any recommended conditions.

Site Location







Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Side of subject property.

Conclusion

- Staff finds that the requested variance is 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 street side yard setback in a Traditional Neighborhood Form District to exceed 42 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	42 inches	72 inches	30 inches