

# **21-VARIANCE-0047**

## **Cooper Chapel Road Variance**



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

**Zach Schwager, Planner I**  
**June 21, 2021**

# Request

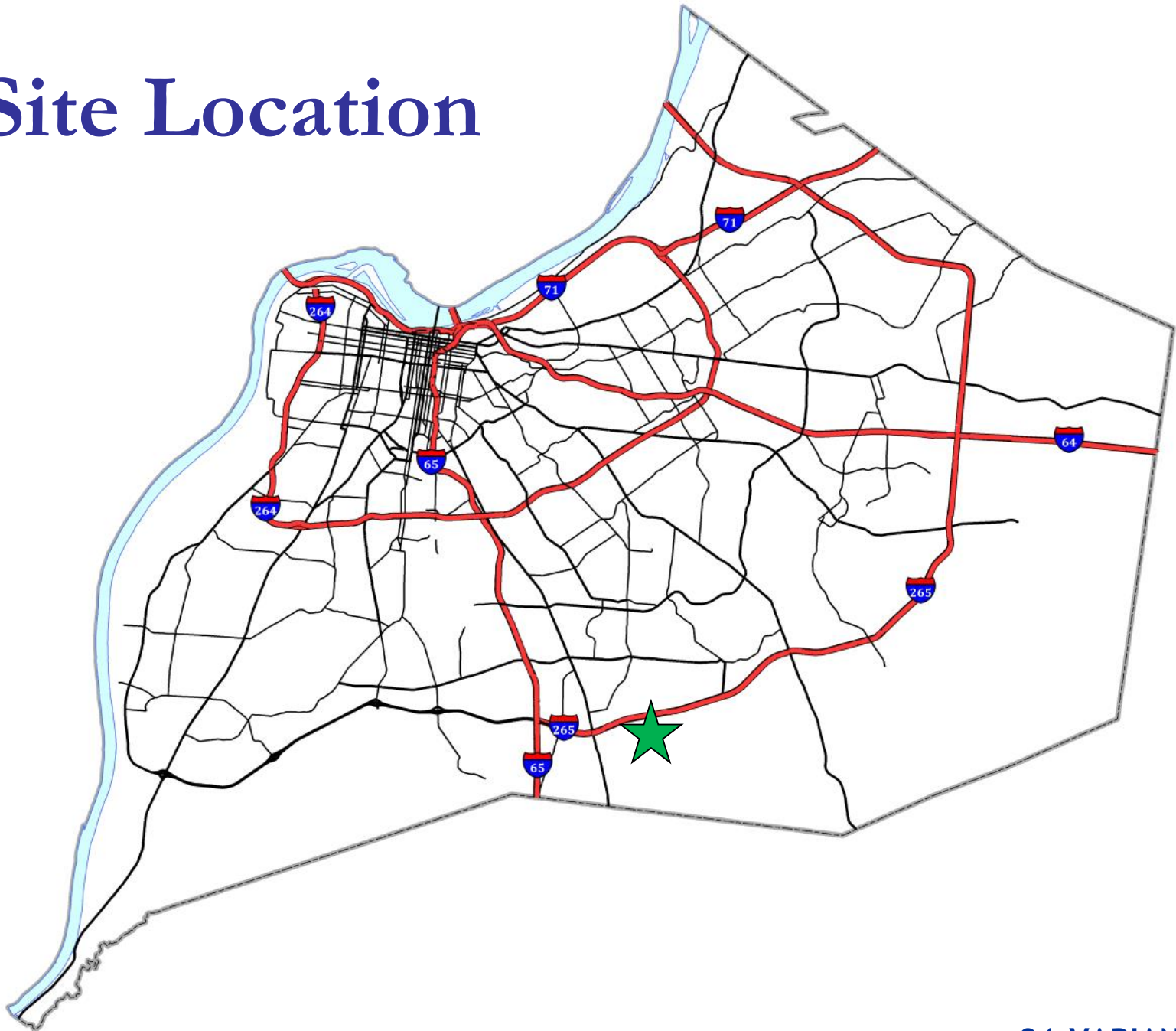
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback in a Neighborhood Form District to exceed 48 inches in height.

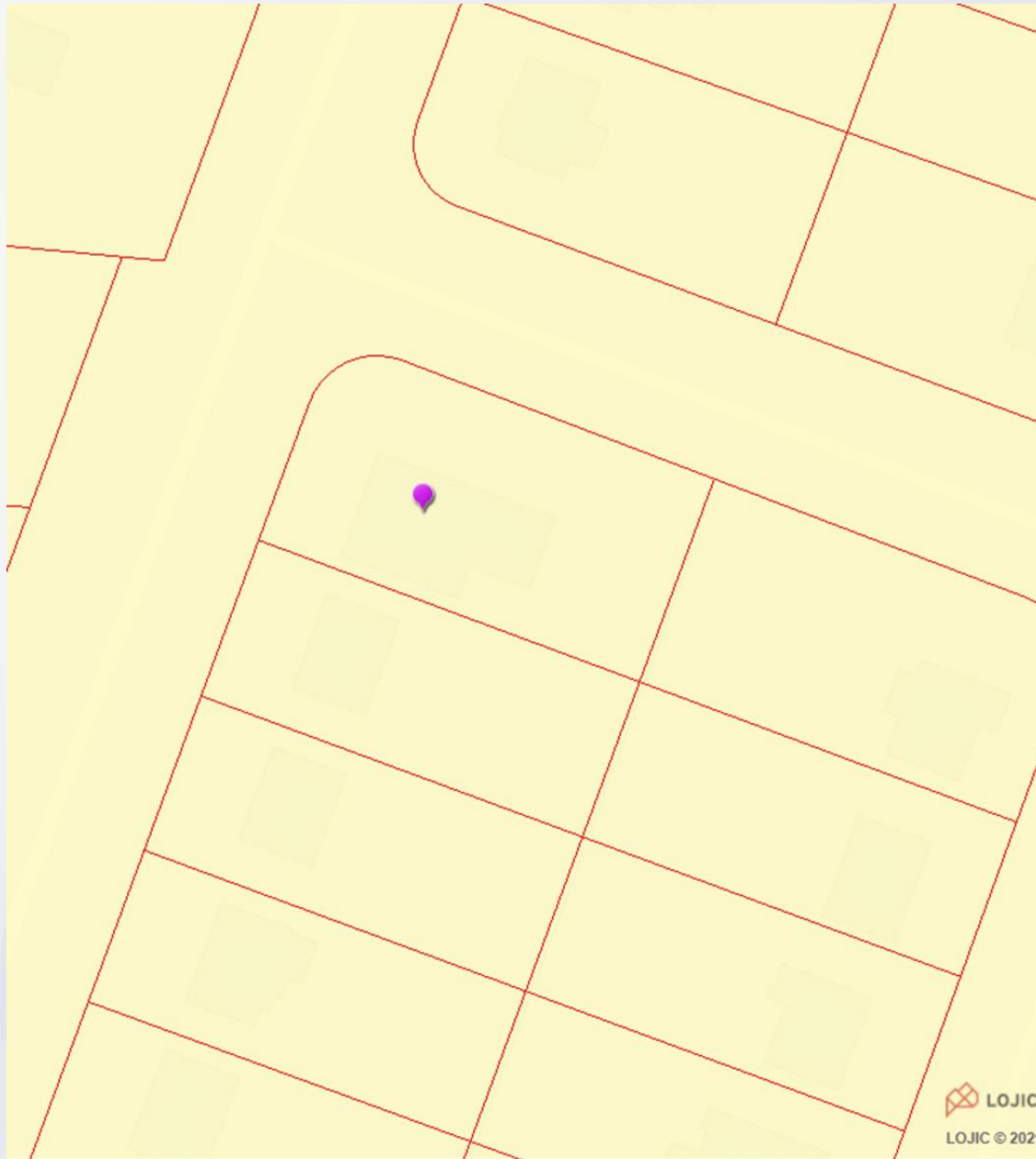
Location	Requirement	Request	Variance
Street Side Yard	48 inches	72 inches	24 inches

# Case Summary / Background

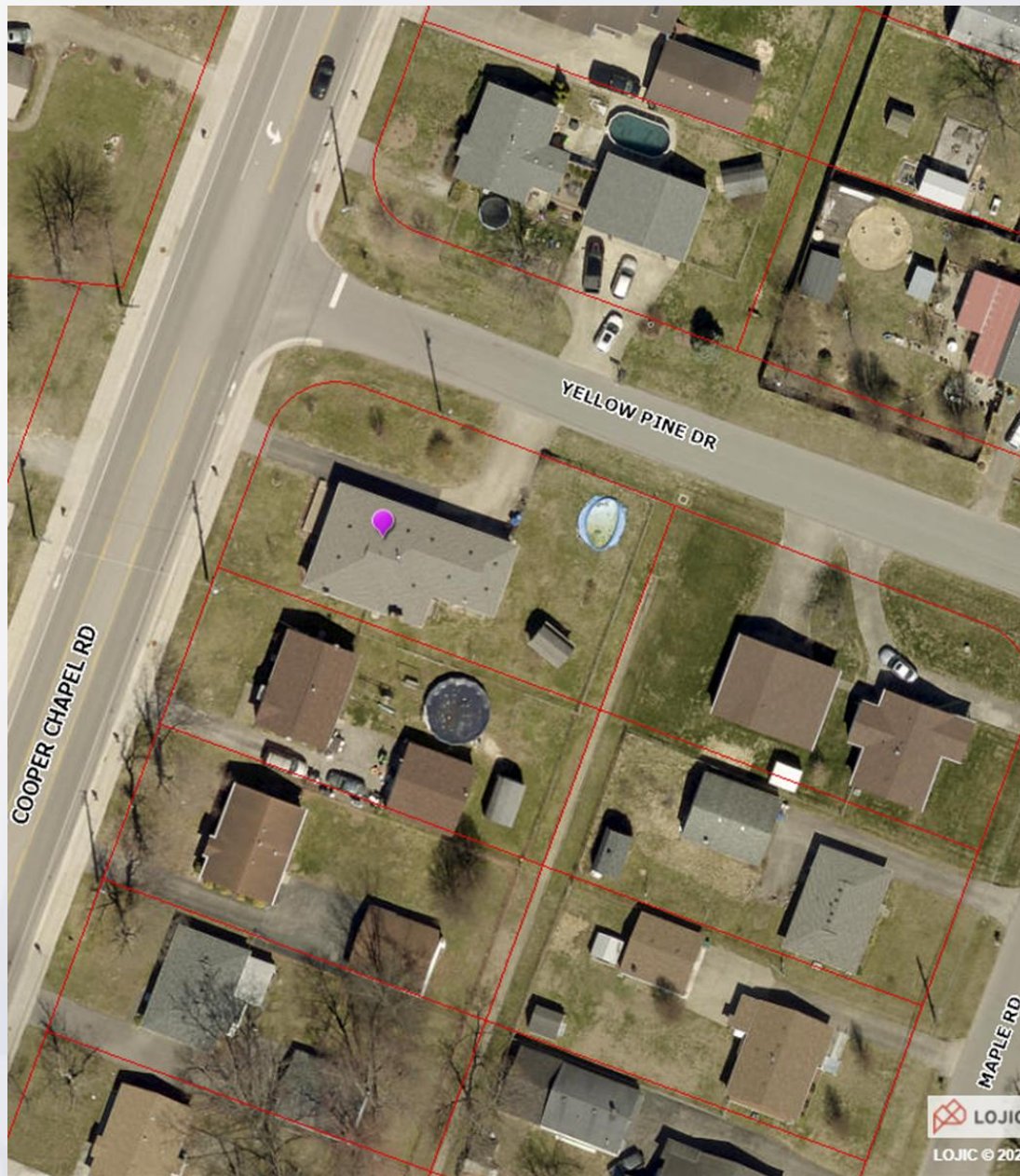
- The subject property is in the Maple Grove subdivision at the intersection of Cooper Chapel Road and Yellow Pine Drive.
- The applicant has constructed a six-foot privacy fence in the street side yard setback along a portion of Yellow Pine Drive.

# Site Location

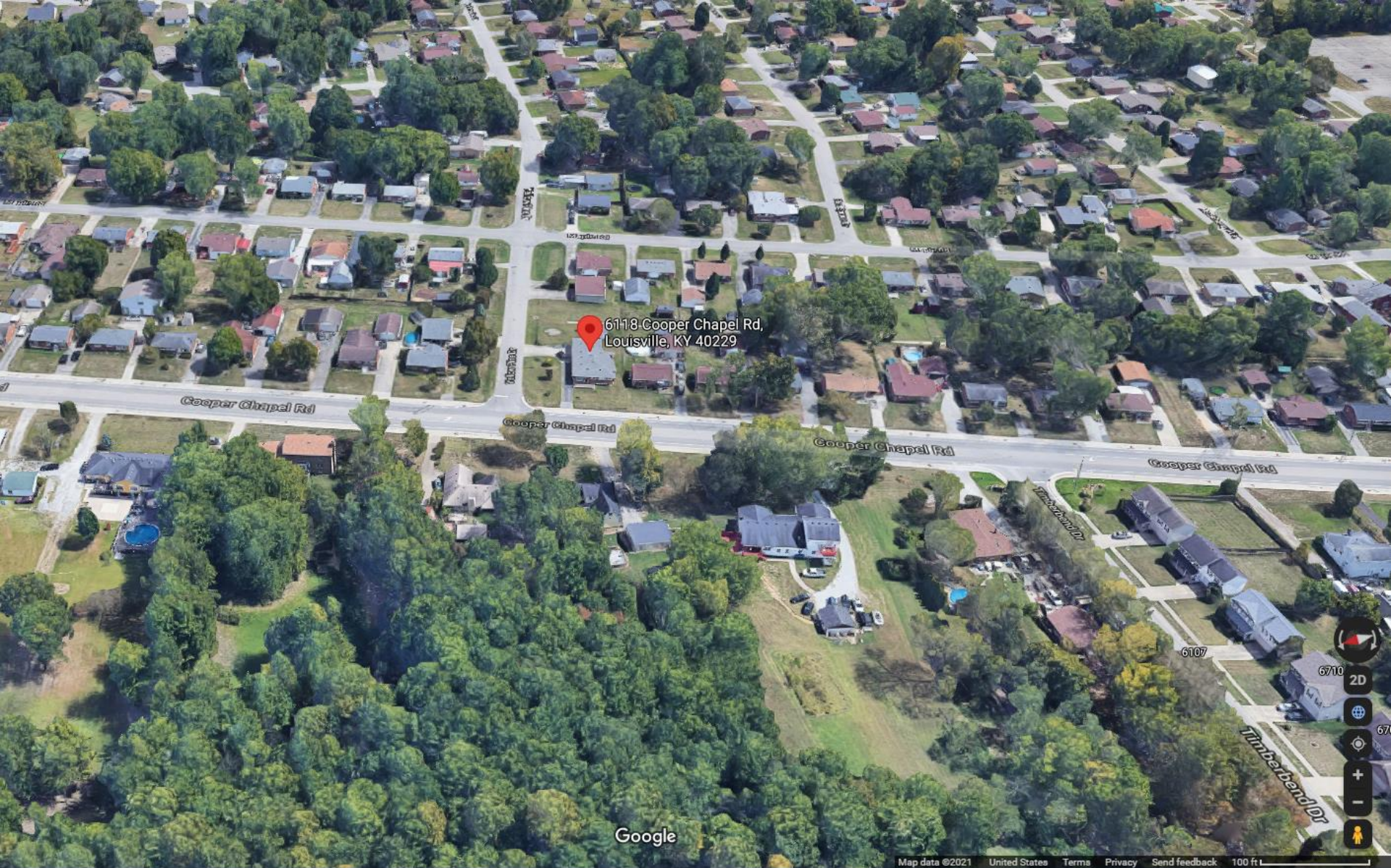














# Site Plan

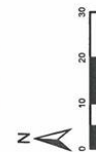


LOJIC © 2021  
This map is not a legal document and should only  
be used for general reference and identification.

21-VARIANCE-0047

**6118 Cooper Chapel**

Tuesday, April 20, 2021 | 4:51:25 PM





# Site Photos-Subject Property



Front of subject property.

# Site Photos-Subject Property



# Site Photos-Subject Property



Property to the right.



# Site Photos-Subject Property

June 8, 2021 at 2:48:28 PM



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-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 Neighborhood Form District to exceed 48 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	48 inches	72 inches	24 inches