

Board of Zoning Adjustment

Staff Report

September 27, 2021



Case No:	21-VARIANCE-0117
Project Name:	Copra Lane Variance
Location:	6821 Copra Lane
Owner/Applicant:	Bryan Gentry
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Heather Pollock, Planner I

REQUESTS:

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

Location	Requirement	Request	Variance
Street Side Fence Height	48 in.	96 in.	48 in.

CASE SUMMARY/BACKGROUND

The subject property is zoned R-4 Residential Single Family and is in the Neighborhood Form District. It is on the northeast corner of Copra Lane and Mile of Sunshine Drive in the Sunshine Acres, Section 3 subdivision. The site currently has a one-story single-family residential structure and the applicant has constructed an eight-foot privacy fence within the street side yard setback.

STAFF FINDINGS

Staff finds that the requested variance meets standards (b) and (d), but staff is concerned that the variance request does not meet standard (a) and (c) because the fence obstructs pedestrian vision clearance of vehicles exiting the subject site's driveway. Additionally, this fence is very close to the property line and we do not have a survey.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in Land Development Code section 4.4.3.A.1.a.i to allow a fence to exceed 48 inches in height in the street side yard setback.

TECHNICAL REVIEW

Transportation Planning has given preliminary approval as the fence does not obstruct vision clearance at the intersection of Copra Lane and Mile of Sunshine Drive.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff. The applicant submitted consent signatures from all adjoining property owners.

RELATED CASES

ENF-ZON-20-000191 – Zoning enforcement case for the fence height.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE FROM SECTION 4.4.3.A.1.a.i

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance may adversely affect the public health, safety or welfare as the fence does obstruct pedestrian vision clearance of vehicles exiting the subject site's driveway.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity as there are other fences in the area that exceed 48 inches in height in street side yards.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will adversely affect the public health, safety or welfare as the fence does obstruct pedestrian vision clearance of vehicles exiting the subject site's driveway. Additionally, the fence has been constructed very close to the sidewalk and we do not have a survey to determine exactly where the property line is.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations as the fence is standard height for a privacy fence.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance does not arise from special circumstances which do generally apply to land in the general vicinity or the same zone as the property is similar in size and shape to other properties in the subdivision.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would not create an unnecessary hardship on the applicant as the height of the fence could be reduced to meet the requirement along Mile of Sunshine Drive.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as the fence has been constructed and the applicant is requesting the variance after the fact.

VARIANCE PLAN REQUIREMENT

In accordance with LDC Section 11.5B.1.C (Requirement to Follow Approved Plan), a variance shall be approved only on the basis of the plan approved by the Board and shall be valid only for the location and area shown on the approved plan. All construction and operations must be conducted in accordance with the approved plan and conditions attached to the variance.

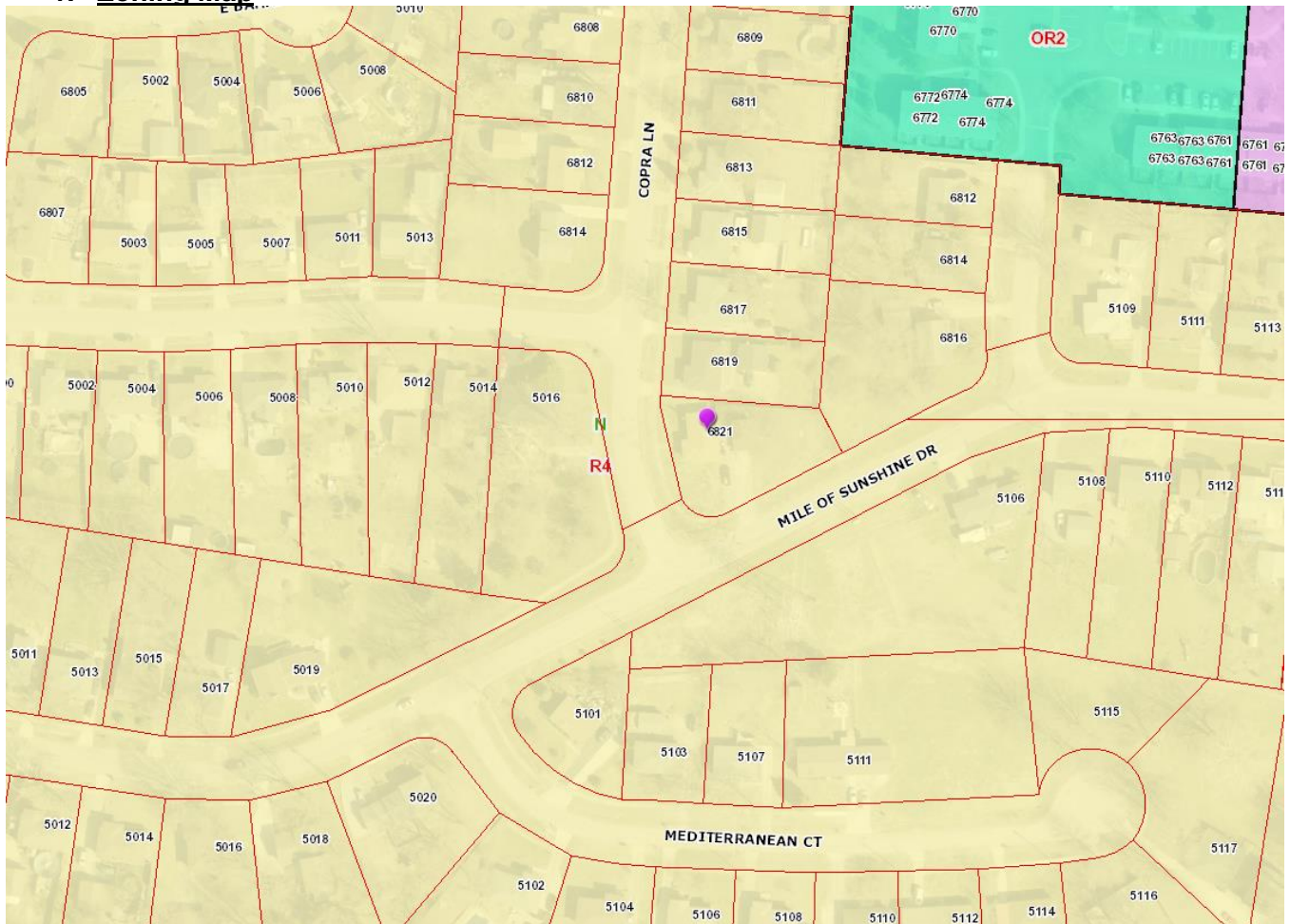
NOTIFICATION

Date	Purpose of Notice	Recipients
9/13/2021	Hearing before BOZA	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 2
9/10/2021	Hearing before BOZA	Notice posted on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Site Photos

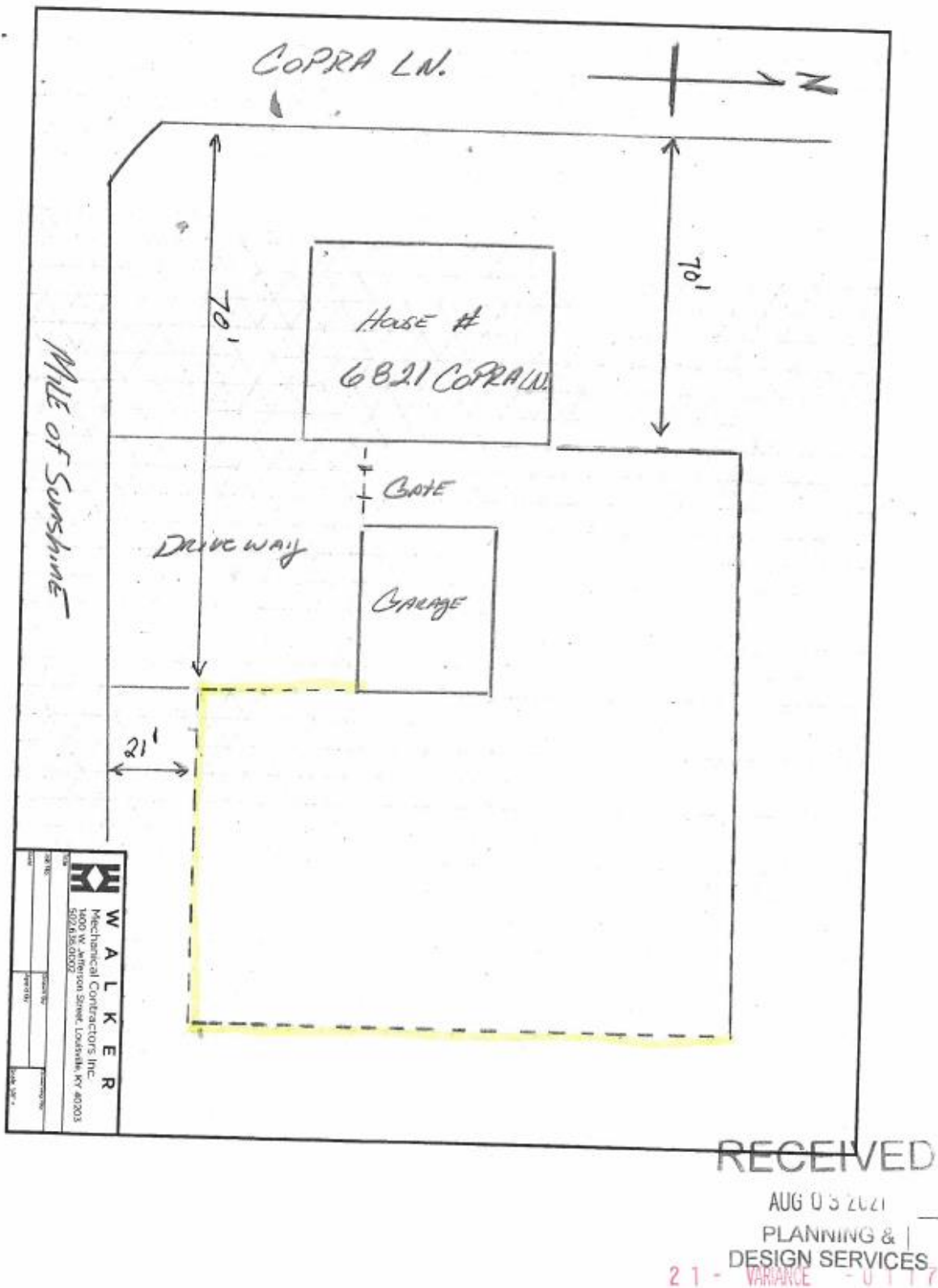
1. Zoning Map



2. Aerial Photograph



3. Site Plan



4. Site Photos



Fence from intersection of Copra Lane and Mile of Sunshine Drive



Fence from Mile of Sunshine Road



Fence from Copra Lane



Fence from Mile of Sunshine Drive



View of fence along Mile of Sunshine Drive.