



26-VARIANCE-0078

Board of Zoning Adjustment
Staff Report
August 3, 2026

Variance

Location: 3740 Bardstown Road
Applicant: Transcend Credit Union
Representative: Transcend Credit Union
Jurisdiction: Louisville Metro
Council District: 10 – Josie Raymond
Case Manager: Catherine Gomez, Planner I

REQUEST & RECOMMENDED ACTION

1. **Variance** from Land Development Code (LDC) Section 4.4.3.A.1.a.ii to allow an 8-foot fence to exceed the maximum permitted height of 6 feet in the required side yard setback.
 - Staff finds the request is adequately justified and recommends the Board of Zoning Adjustment **APPROVE** the Variance.

Location	Requirement	Request	Variance
Side Yard Height	6 feet	8 feet	2 feet

CASE SUMMARY

A portion of the site is zoned C-1 Commercial and a portion in the center of the site is zoned R-4 Single Family Residential within the Neighborhood Form District and located on 1.9 acres. The applicant is proposing an 8-foot chain link fence along a portion of the site that is zoned R-4, which triggers the requirement for the fence height Variance. An 8-foot chain link fence exists around a portion of the property already; however, the applicant would like to add the fence through the property and add automatic gates for security reasons.

STANDARD FOR REVIEW AND STAFF ANALYSIS FOR VARIANCE

1. *The requested variance will not adversely affect public health, safety, or welfare, and will not cause a hazard or nuisance to the public.*

STAFF FINDING: The requested variance will not adversely affect the public health, safety, or welfare, because each structure will be required to comply with all applicable building code regulations and promote public safety.

2. *The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.*

STAFF FINDING: The requested variance will not alter the essential character of the general vicinity as the site has an existing 8-foot fence surrounding the property and the portion that is not in compliance with the Land Development Code is very minimal and internal to the site.

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

STAFF FINDING: The requested variance does not arise from circumstances which do not generally apply to land in the general vicinity or in the same zone as the subject property is similar in size as most of the properties on the same block face. Other properties on the block face have similar split zoning as the subject site.

4. *The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.*

STAFF FINDING: The strict application of the provision of the regulation would deprive the applicant of reasonable use of the land as the applicant is only requesting relief from a minimal portion of the site. The site has an existing 8-foot fence along the property perimeter, which the applicant wants to extend into the property for security reasons.

5. *The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

STAFF FINDING: The circumstances are not the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as the applicant has requested the Variance prior to constructing the addition.

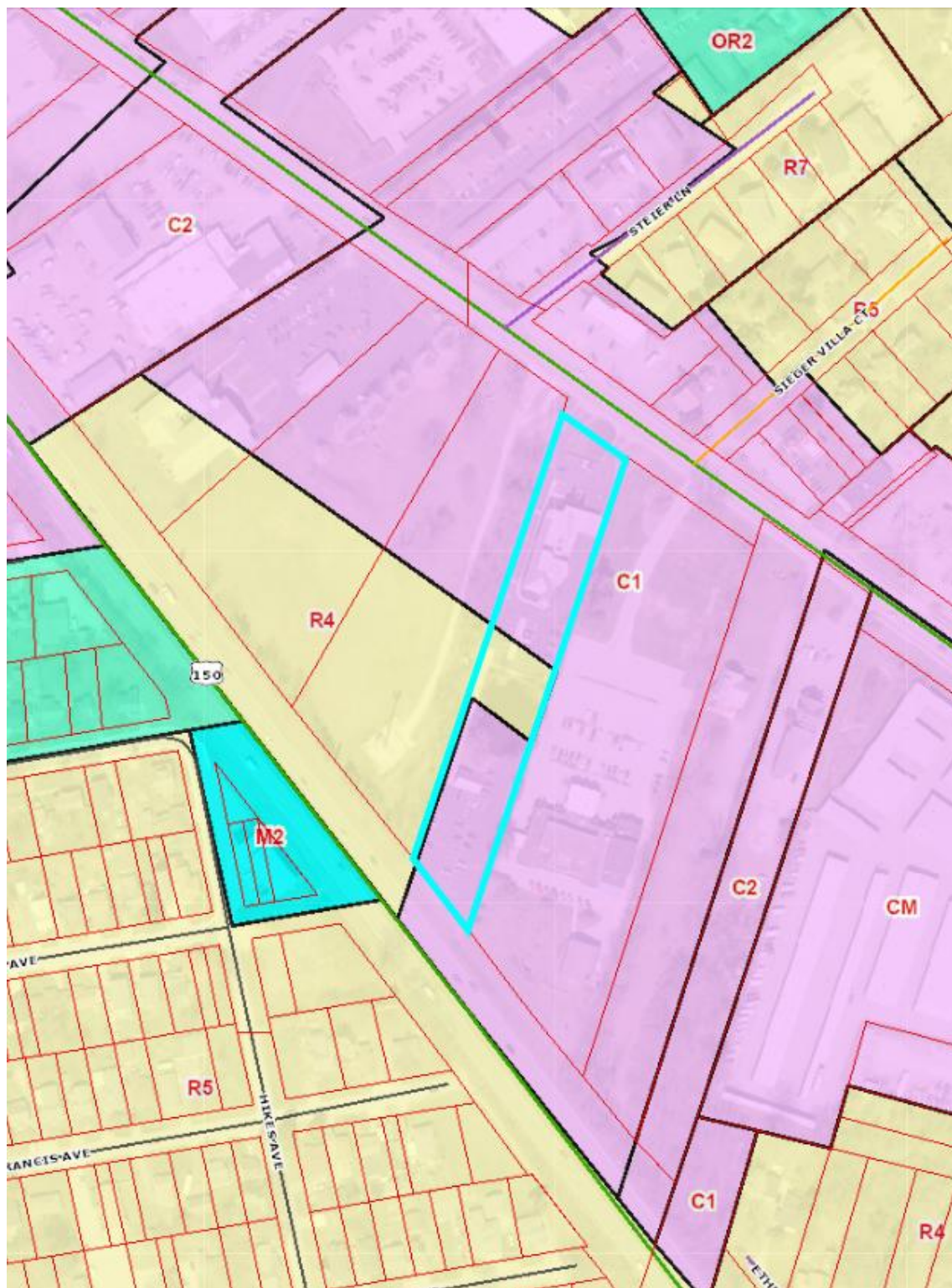
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/17/2026	Board of Zoning Adjustment Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 10

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

