17601 Three Girls Way
Fisherville KY 40023
Shawn David Wilson and Kellie Moreschi Wilson

Variance Justification Statement

Good Day to each of you!

We are respectfully writing to you today to request a variance to the 75' Parkway Building Setback.

We would like to construct a 30' x 40' pole barn on our property at 17601 Three Girls Way, Fisherville, KY 40023.

The proposed location of our structure will result in approximately 380 sq ft of the structure encroaching into the 75' Parkway Building Setback. Specifically, the front left corner will be at approximately 63' and the rear left corner will be at approximately 68'.

Per the site plan attached, you can see that this area of encroachment only represents the front left corner of the proposed structure.

If we have to move the proposed structure entirely outside the 75' setback it will result in a less desirable driveway accommodation as well as an approximate $8000- $10,000 in added cost due to the grade elevation of the site.

The proposed site of our structure still allows it to be in a very inconspicuous and hidden location as it will be surrounded by trees on both sides as well as the rear.

The proposed site is also subject to an existing 60' Tree Canopy Buffer that will be sufficiently met and will keep the proposed structure completely hidden from the Parkway in question.

Structure will be approximately 140' from the vacant lot #5 on the right and approximately 650' to the property at the rear. Both of these are well within the subdivision buffer restrictions of 30' on the side and 65' at the rear.

The front of the proposed structure will have brick and/or stone exterior to match our residence (currently under construction).

There are similar buildings already located at neighbors' properties and all existing neighbors in our subdivision have been notified with no objections.

Respectfully submitted for your consideration,
Shawn D Wilson
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