



# Louisville Metro Planning & Design Services

## VARIANCE SUBMITTAL REQUIREMENTS

### SUPPLEMENTAL INFORMATION SHEET

In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.** A response of yes, no & N/A is not acceptable.

This is an application for (Section of the Code) Variance from Sections 5.7.1 and 5.2.2 to allow the proposed building for Lot 2 to be setback from the front property line by over 620 ft

Reason for request Because this is a proposed addition to an existing Suburban Workplace business park with large warehouse/light manufacturing type buildings, one building of which is already under construction. The Southside Drive frontage is very narrow, basically only wide enough for an entrance and exit way plus landscaping, after which the site gradually widens to the point that it can accommodate the type of building that is appropriate and proposed for this building park. That results in a significant setback of the first building to Southside Drive.

1. Reasons that the granting of the variance:
  - a) Will not adversely affect the public health, safety or welfare because this is not a health or safety issue, but rather a form/aesthetic one, and the form of development in this proposed expanded Suburban Workplace business park is one of large buildings which, as set forth above, can't crowd the local Southside Drive arterial, as required, because the frontage there is so narrow.
  - b) Will not alter the essential character of the general vicinity because the Southside Drive frontage is narrow and thus incapable of accommodating any structures. Therefore, the deep setback from Southside Drive to accommodate this large warehouse/light industrial building will not change the nature of building development along Southside Drive and will actually be compatible with the balance of what is constructed or proposed for this business park.
  - c) Will not cause a hazard or a nuisance to the public because, again, this is not an issue involving hazards of any kind, but rather an issue of form/aesthetics, which are appropriately addressed as set forth above given the nature of this development in the configuration of the lot/width of frontage along Southside Drive.
  - d) Will not allow an unreasonable circumvention of the requirements of the zoning regulations because of the fact that it is impossible to situate a structure within the maximum/minimum along Southside Drive.



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2. Additional consideration:
  - a. The variance arises from special circumstances, which do not generally apply to land in the general vicinity because of the reasons set forth above notably that the Southside Drive frontage is too narrow to fit any kind of structure and furthermore the nature of this business park calls for large warehouse/light manufacturing type buildings which predominate the properties on almost all side so of it.
  - b. Strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship because the applicant cannot comply with the regulation no matter what which would prevent development of this property.
  - c. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation which relief is sought but rather are a result of the width of the Southside Drive frontage and overall configuration of this property.