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# TECTONICS, INC.

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February 28, 2021

444 S. 5<sup>th</sup> Street – Suite 300  
Louisville, KY 40202-4313

Dear Board Members:

As the remodeler for the proposed accessory structure located at 4710 Kitty Hawk Way, I am writing in regard to Case Number 21-VARIANCE-0018, which requests that the proposed accessory structure continues to encroach the same distance from the side property line as the original garage that was built in the 1950s. Specifically, I would like to address plans to complete construction and perform maintenance if the variance is approved.

The homeowner has requested a formal letter from the adjoining property owner allowing reasonable access to their property during the rest of construction and for any necessary maintenance in the future. Since the neighbor has graciously provided both oral and written permission in the past, we completely anticipate they will provide this letter.

In the unexpected event this letter is not provided before the March 15th variance hearing, I wish to explain how we would be able to complete and comply with all buildings codes on the side of the accessory structure where the variance is being requested without trespassing and/or inconveniencing the adjoining neighbor. These same methods can also be used for any necessary future maintenance to that side even though the exterior building materials for this project are considered maintenance free.

Per the property survey, the homeowner has more than a foot of property along said side of the proposed accessory structure. In my professional opinion and

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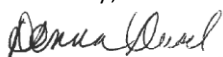
based on my experience with similar construction situations, this will be enough room to complete construction and perform maintenance while remaining on the homeowner's own property. To do so, we will use a 12" wide by 24' long scaffold plank that will run horizontally upon which a workman can stand. The plank will be raised vertically either by scaffolding ladders, poles, wall brackets, etc. that will not extend out beyond the property line. Furthermore, no building materials or additional construction equipment will encroach into the neighbor's property. And, of course, workman safety will be factored in with proper protective equipment.

We have contacted the building inspector and the subcontractor for this project and made them aware of this alternative plan. Both have agreed that this plan is possible, and the subcontractor has confirmed his ability to perform under these conditions and willingness to comply with this approach.

In the event future maintenance to that side is needed, permanent mounts to hang brackets can be incorporated into the wall design so that scaffolding wall brackets can be affixed to perform maintenance and then removed afterwards. These would be located at the 6' and 12' vertical wall heights to hold the 12" wide by 24' long scaffold plank.

If the board finds that 21-VARIANCE-0018 meets the conditions for granting the variance per KRS 100.243 but has concerns about how construction and/or future maintenance will be performed without a formal letter from the adjoining property owners prior to the March 15th variance hearing, I am requesting that the board consider approving the variance with a condition, per KRS 100.241, that we follow and comply with the alternative plan outlined in this letter.

Sincerely,

  
BIA Registered Remodeler  
Donna Dusel