



OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE

444 S 5th St., Suite 300
Louisville, KY 40202
(502) 574-6230

<https://louisvilleky.gov/government/planning-design>

Variance Justification

In accordance with KRS 100.241 through 251, and Chapter 11.5B.1 of the Land Development Code, the Board of Zoning Adjustment must consider, but is not limited to, the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The variance will allow me to build a 2 car garage at my home which does not have any affect on public health, safety or welfare.

2. Explain how the variance will not alter the essential character of the general vicinity.

The variance will will not alter the essential character of the general vicinity because the variance will allow me to put a new garage in the the same line with my immediate neighbors.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The variance will not cause a hazard or nuisance to the public because it will allow me to put a new garage exactly where my existing garage is and my existing garage does not cause a hazard or nuisance to the public.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance being asked for is 5 ft from the property line on the Delray Rd side according to St. Matthews city planner and engineer.

5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The variance would allow me to build a new garage in the same footprint on the variance side which is where my current garage is which is in perfect alignment with my neighbors garage which also faces Delray Rd. If I wasn't granted the variance then it would force me to build a garage at a set back which would not be in line with my neighbors garage and it would look out of place.

6. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

Not being granted the variance would force me to build a garage further into my back yard which would consume up more green space rather than build it exactly where the existing garage is sitting.

7. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No