

Variance Justification Requirements Statement

The proposed duplex consolidates construction into a single, cohesive building footprint. This reduces the overall impervious surface area compared to two separate dwellings with independent driveways, thereby improving local stormwater management and reducing runoff.

- The building will meet all standard fire and building codes, ensuring no risk to neighbors or occupants.

1. Public Health, Safety, and Welfare

- The design improves the site compared to building two separate structures.

2. Essential Character of the Vicinity

The neighborhood currently features a mix of single-family homes and multi-unit dwellings. By building one duplex across the line, the street-facing 'massing' remains consistent with a typical single-family home, preserving the visual rhythm and residential character of the neighborhood.

- The design includes standard residential features (porches, street-facing entrances) as encouraged by Louisville Middle Housing standards.

3. Hazard or Nuisance

The structure adheres to all required front and rear setbacks. By utilizing a shared driveway for the duplex, we minimize curb cuts and potential 'conflict points' for pedestrians and street traffic, creating a safer environment than two separate driveways would allow.

4. No Unreasonable Circumvention

The intent of the setback requirement is to ensure adequate light and air between different owners. Since both parcels are under identical ownership, the internal setback serves no functional purpose in this specific instance. This variance is the most direct way to allow a permitted use (duplex) while maintaining ownership of both parcels.

5. Special Circumstances & Unnecessary Hardship

The narrow width of the individual parcels ~25 feet each makes building two compliant detached homes physically impractical or aesthetically jarring compared to one centered duplex.

- **Hardship:** Strict adherence to the 5-foot side-yard setback on both sides of the internal property line would create a 10-foot dead space in the center of the combined property. This effectively 'sterilizes' the most buildable portion of the land, depriving the owner of the reasonable use permitted to others in the same zone.