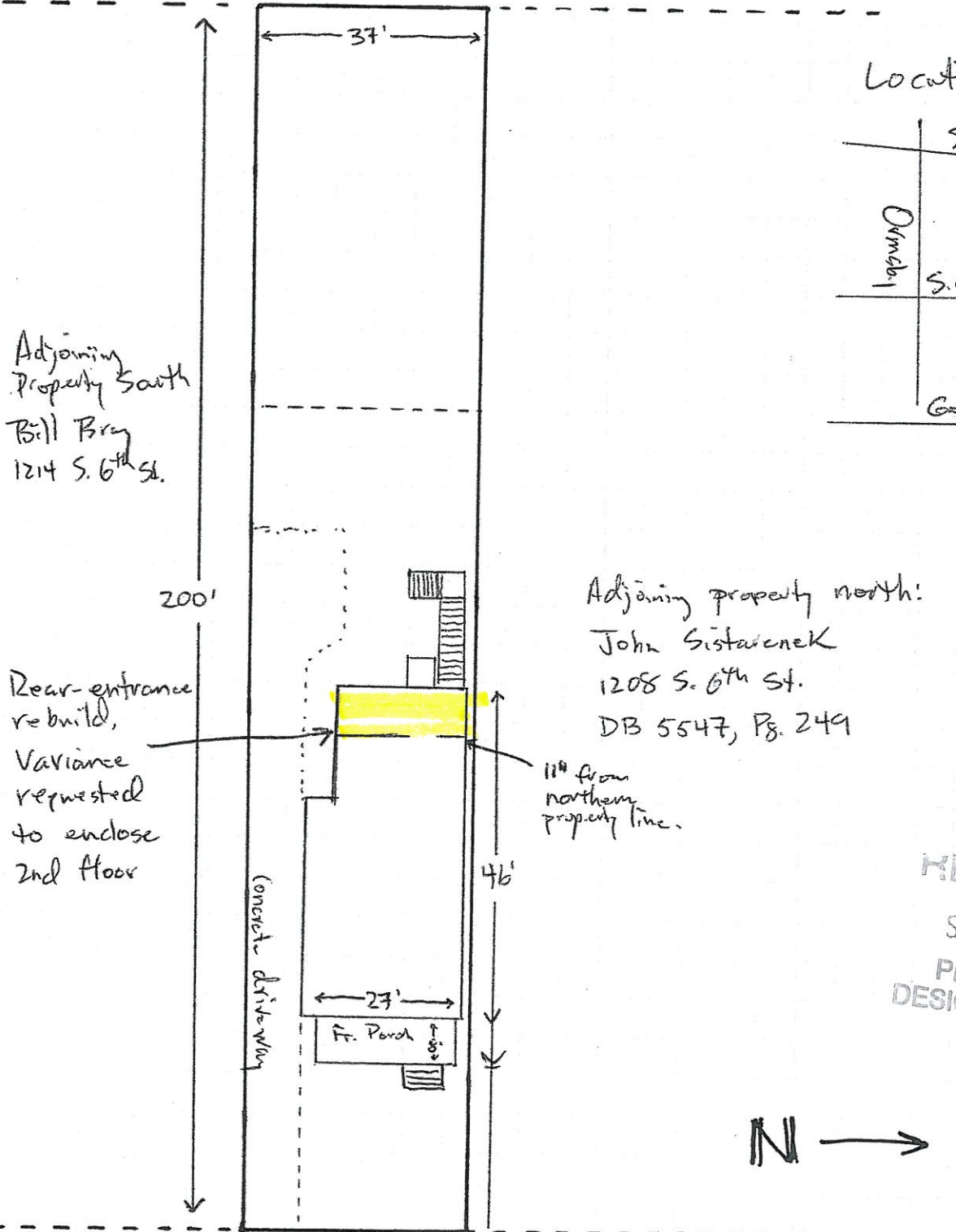


Site Plan - 1212 S. 6<sup>th</sup> St. 08-031D-0069-0000  
 DB 9785 PG 0562 Rear entrance rebuild

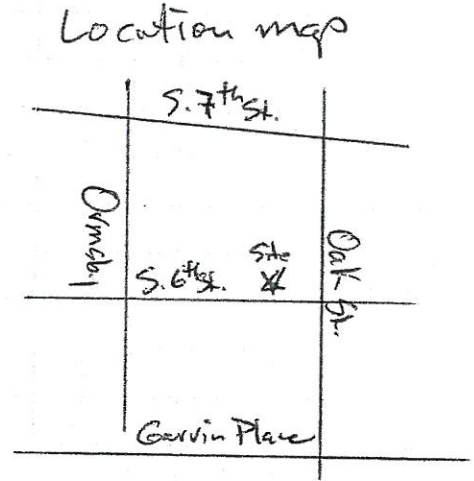
Alley between S. 6<sup>th</sup> St & S. 7<sup>th</sup> St.



Adjoining Property South  
 Bill Bray  
 1214 S. 6<sup>th</sup> St.

Adjoining property north:  
 John Sistasenek  
 1208 S. 6<sup>th</sup> St.  
 DB 5547, Pg. 249

Rear-entrance rebuild,  
 Variance requested to enclose 2nd floor



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South 6<sup>th</sup> Street

**Variance request summary**  
**1212 S. 6th Street, Louisville, Ky.**

Our brick, 2 1/2 story house was constructed around the year 1898. Entrances at the rear on both floors are original to the structure. As best can be determined, a first floor back porch was enclosed with a wood framed room around the middle of the last century and a covered sitting deck formed the roof.

The wood deck was a flat surface, and although covered with a roof, still encountered prevailing rain and snow from the west and north, as it was open in those directions.

The northwest corner has deteriorated beyond being renovated and needs replacement. We wish to rebuild the wood structure in the exact same footprint as the existing structure: width, depth and height. We will build on the existing solid foundation. At issue is the existing structure's proximity to the northern property line.

The first floor would be grandfathered as an existing structure. The variance requested pertains to the second floor. Instead of a deck, we wish to enclose that floor to create storage space. The second floor, although already existing, would be deemed "new construction" with the addition of the three walls, and out-of-favor with planning codes.

We present these reasons to grant the variance:

- It will better the home.

The current structure is in disrepair and is an eyesore. The deck faces a commercial area and is unsuitable as an area of relaxation or entertainment. The space is better suited as closet area for the upstairs bedrooms and laundry. Removing the flat deck will eliminate weather drainage concerns.

- It will improve the neighbor's privacy.

The second floor deck looks right down on our neighbor's deck, back yard, and back entrance. Enclosing this area increases their sense of privacy in their back yard. All of our neighbors have been informed of our plans and no one objects. Signatures of first tier neighbors are attached within.

- Enclosing the second floor is not unusual or uncharacteristic.

Two nearby homes (1206 S. 6th and 1218 S. 6th) have similar two-story wood framed rear entrance structures. The Landmarks Commission has approved our plans. The COA is 19COA1099.

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19-VARIANCE-0046

1212 S. 6th Street  
Rear entrance



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19-VARIANCE-0016



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VI-VARIANCE-0046