Letter of Explanation – Variance Request
Property Address: 8202 Delido Rd Louisville, KY 40219
Owner: Bill Stopinski
Date: April 15, 2026

To Whom it May Concern,

This letter is submitted in support of a variance request for a proposed extension of an existing garage at the above-referenced single-family residential property.

The project consists of extending the existing garage by approximately [insert dimensions], resulting in a [insert total square footage] structure. Due to the placement of the garage and lot configuration, the extension will encroach approximately 0.5 feet into the required [5-foot] side yard setback, requiring a variance.

The extension is intended to provide adequate enclosed space to meet the property's storage needs. Strict application of the setback requirement would limit reasonable expansion and restrict functional use. Without sufficient enclosed storage, items may need to be stored outdoors, creating visual clutter and exposure to the elements.

The proposed variance is minimal and will not adversely affect public health, safety, or welfare. The project maintains the existing residential use and will comply with applicable building codes. The minor encroachment will not impact access, drainage, or visibility, nor create hazardous conditions.

The extension is consistent with the character of the surrounding residential area and will not alter the essential nature of the neighborhood. The variance does not permit any use or intensity beyond what is allowed under zoning regulations and does not represent a substantial deviation.

The need for the variance arises from existing site conditions, including placement of the garage and lot layout, which limit expansion options without minor encroachment. These conditions are specific to this property and not the result of actions taken by the applicant.

Based on the above, the requested variance is reasonable, minimal, and consistent with the intent of the Land Development Code.

Respectfully submitted,

Tony Killian

KCGI | Killian's Contracting Group, Inc.
6211 Outer Loop Louisville, KY 40219
info@killianscontracting.com
www.KilliansContracting.com
(502) 644-1282