

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502) 426-9375

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Variance Justification
14001 Glendower Drive, Louisville, KY 40299

These are variance requests from Section 5.3.1.C.2 Table 5.3.1 of the Land Development Code to allow a proposed residence to be located 22.64' from the Glendower Drive right-of-way, rather than the required 30'.

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

This variance will not adversely affect the public health, safety or welfare because the proposed residence is situated so that it will not impede sight distance and will not negatively impact neighbors, motorists or pedestrians in the area.

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

This variance will not alter the essential character of the general vicinity because this subdivision already has an established development pattern that will be complimented by the proposed residence. In fact, three other nearly identical variances have been approved on corner lots within this subdivision in the last few years.

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

This variance will not cause a hazard or a nuisance to the public because there will still be enough distance between the house and the roadway to avoid any hazardous situations. Furthermore, since only a small corner of the proposed residence encroaches into the required setback area, the fact that a portion of the house is encroaching will hardly be noticeable at all.

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

This variance will not allow an unreasonable circumvention of the requirements of the zoning regulations because the applicant is simply asking for similar consideration other corner lots in this subdivision have received.

Additional consideration:

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

Special circumstances in this case include the fact that this property is a corner lot and Glendower Drive curves in toward the site giving it a somewhat narrow irregular shaped building envelope.

2. **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 an unnecessary hardship on the applicant.**

The strict application of the applicable regulations would prohibit the proposed house plan, which is compatible with the existing homes in the subdivision, from being constructed on this narrow, irregular shaped corner lot.

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

The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought. The applicant is requesting a minimal variance to this lot that was previously approved and platted in order to construct an attractive residence and make the most efficient use of the lot.

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