

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers 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.

Construction of this garage/carriage house will be done in a safe, timely manner by licensed professional contractors. The structure will be for personal use and will be well maintained by the property owners.

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

The proposed structure has been designed to compliment the main house structure. A COA has already been issued by the Historical Committee. Garage structures are present throughout Old Louisville along alleys.

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

The structure will be constructed by licensed professionals and will comply with all land development code requirements.

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

We are in contact with the neighboring property owner and will be respectful of any requests made by her throughout this process. The proposed structure will comply with all historical district requirements and the land development code.

Additional consideration:

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

Many similar structures are build on or very close to the property lines throughout this neighborhood. Building within the side property line setback will actually mean there is no wasted space for trash or weeds to accumulate.

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 unnecessary hardship.

Requiring the structure to be set back the standard amount from the property line would only result in wasted space for weeds and trash to accumulate.

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

During the COA approval the Historical Committee noted that they would recommend a variance be issued to make the best use of the space.