



**OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE**

444 S 5th St., Suite 300
Louisville, KY 40202
(502) 574-6230

<https://louisvilleky.gov/government/planning-design>

Variance Justification

In accordance with KRS 100.241 through 251, and Chapter 11.5B.1 of the Land Development Code, the Board of Zoning Adjustment must consider, but is not limited to, 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.**
The porch is parallel to a street that has a generous side yard. It will NOT block a view, or decrease visibility at an interesection. It will not interfere or cross any gas lines, electrical lines, sewer or water lines.
- 2. Explain how the variance will not alter the essential character of the general vicinity.**
A covered side porch will give the property an opportunity to return to its' historic splendor. The house is a classic shotgun (the front room is a bedroom), the front door/entry should be at the side entrance.
- 3. Explain how the variance will not cause a hazard or a nuisance to the public.**
The property has been abandoned since 1992. The porch will be much lower in height than the last two decades of weeds have been.
- 4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.**
In this instance, the overall zoning scheme will not be disrupted by permitting a minor (omitting a 2.9 foot setback) departure.
- 5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**
The property is extremely narrow, one side sits directly on the property line of the neighbor. The opposite side property line runs parallel to a rarely used street. That street has 6-10 ft of green that buffers the property line and street. Having the house entry on the side porch is imperative.
- 6. 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.**
Today many packages are delivered to the front porch. Having a porch large enough to open the door to a delivery man and space for the packages to be dropped off in the front is a necessity.
- 7. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?**
No, I am in the planning stages, no action has been taken.