From: Eric S. Harden
To: Schwager, Zachary D.
Subject: FW: [EXTERNAL]FW: Rolling Fields variance
Date: Thursday, September 2, 2021 11:39:12 AM
Attachments: image005.png
image007.png
image008.png
21-VARIANCE-0099_BOZA_Notice_09.13.21.pdf
EXTERNALZoning Hearing.msg
PERMIT LETTER - E Harden. 8.31.2021.pdf
EXTERNALgarage.msg
Variance meeting - RF lots with less than 8 ft - 9.1.21.xlsx
15-03Building Design and Use Restrictions - Rolling Fields .docx
LOT SHAPE slides - 506 Tiffany Lane.pdf

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Size of email is too large. I will send 2 emails with attachments.

Hi Zach,
Should we ask the people that are in favor for our garage to write to you? Will this help our case?

I also would like to share some research my wife and I have completed that will help us with granting the variance for our garage!

1. Currently our neighborhood has 25 to 30 properties breaking the 8ft side setback rule per lojic.org
    a. Of those there are 8 to 10 breaking both side set back rules
    b. See attached list

2. Front Facing Garage
    a. Currently our neighborhood has over 50 front facing garages
    b. Of those 50, there are 10 to 13 that extend past the front of the house
    c. Pictures attached

3. Lot Shape
    a. The front of our lot is 130+ feet long and the back of our lot is 35 ft long
        i. Our lot shape is the only one that exist in the neighborhood per lojic.org
        1. 2 pictures attached (1 attachment)
        ii. I have 2 pictures of my lot attached
        1. The 1st picture displays the back/rear length of my lot. In addition, it includes the back/rear lengths of my neighbor's lot.
        2. The 2nd picture illustrates if the back/rear of my lot was 72ft long similar to my neighbors then I would not have a reason for a variance.

4. City of Rolling Fields Denial letter attached for your review.
    a. This letter was emailed to me yesterday and the attached email was sent to the entire City of Rolling Fields yesterday at 5:42pm, posted to our neighborhood Facebook page and Neighborhood website.
    b. I spoke with a Real Estate Attorney and he told me that Rolling Fields does not have zoning authority
        i. Thus items 1 and 2 are invalid
        ii. Item 3, we are using the same style, materials and design of our current house.
    c. I also have attached the City of Rolling Fields Ordinance 15-03
        i. Highlighted in yellow is the Waiver conditions

Please let me know if this information is helpful and if you need any additional information.

Thank you for your help and guidance during this process.

Best regards,

Eric Harden, AAI, CLCS
Partner | Vice President

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From: Gant Jones <gant@jonesdesignap.com>
Sent: Thursday, September 2, 2021 9:33 AM
To: Eric S. Harden <erich@INSURAMAX.com>; Lindsay Harden <lindsayharden7@gmail.com>

Subject: [EXTERNAL]FW: Rolling Fields variance

See below

Gant Jones

Jones Design
architecture & planning
T: 502-292-6346

From: Schwager, Zachary D. <Zachary.Schwager@louisvilleky.gov>
Sent: Thursday, September 2, 2021 9:21 AM
To: Gant Jones <gant@jonesdesignap.com>
Subject: RE: Rolling Fields variance

The staff report and other documents will be published tomorrow. I'll send a link (probably next week) so you can review it. I am in support of the variance but BOZA has the final say as you know.

Zach Schwager
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-8219
https://link.edgepilot.com/s/e8da3252/BTDgzCy660_mPDo6_1hGdw?u=https://louisvilleky.gov/government/planning-design

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From: Gant Jones <gant@jonesdesignap.com>
Sent: Thursday, September 2, 2021 9:15 AM
To: Schwager, Zachary D. <Zachary.Schwager@louisvilleky.gov>
Subject: RE: Rolling Fields variance

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Thanks Zach. I'll forward to the owner. I believe the owner wants to move forward regardless of a couple people against it. It's not like there isn't precedent for a front loading garage in Rolling Fields. There are three across the street from their house in the cul de sac.

Gant Jones

Jones Design
architecture & planning
T: 502-292-6346

From: Schwager, Zachary D. <Zachary.Schwager@louisvilleky.gov>
Sent: Thursday, September 2, 2021 9:08 AM
To: Gant Jones <gant@jonesdesignap.com>
Subject: FW: Rolling Fields variance

This one too.

Zach Schwager
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-8219
https://link.edgepilot.com/s/e8da3252/BTDgzCy660_mPDo6_1hGdw?u=https://louisvilleky.gov/government/planning-design

DEVELOP LOUISVILLE
LOUISVILLE FORWARD

From: Scott R.Koch <skoch1958@gmail.com>
Sent: Thursday, September 2, 2021 8:37 AM
To: Schwager, Zachary D. <Zachary.Schwager@louisvilleky.gov>
Subject: Rolling Fields variance

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Dear Sir/Madam,
As regards the proposed variance at the Tiffany Lane property: Scott and Marcia R Koch, 404 Rolling Lane, are in agreement with the Rolling Fields Board. We are opposed to the proposed variance for the same reasons the Board is opposed to the variance:

"The City of Rolling Fields is in opposition to this variance request. We previously denied a Letter of Compliance Notification (aka building permit) for this proposed garage for three reasons based on the Rolling Fields Building Design Guidelines (Ordinance 15-03):
(1) our minimum setback requirement is 8 feet on one side and this proposal is 4 feet,
(2) we require a total setback for both side yards to be at least 18 feet and this proposal is 13 feet, and
(3) the façade of the proposed garage would be in front of the primary façade line of the home, which is not in keeping with the existing architectural style in the city and violates the following concept stated in Rolling Fields Ordinance 15-03 Section 2 (A): All construction in all zoning districts (including accessory structures) shall have building architecture in keeping with the general character of the existing architecture in the City, in terms of style, type of materials, design, and appearance."

Thank you in advance for registering our comment, as citizens of Rolling Fields, Kentucky, regarding this matter.

Respectfully,
Scott and Marcia Koch
404 Rolling Lane
Rolling Fields, Kentucky 40207
502-409-3573

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