

Ameer Lewis
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Variance Justification

1. A simple setback will not affect the welfare, safety or health of the public.
2. The variance will not alter the character of the vicinity negatively. In fact, it will improve it. It will allow me to have a large front yard providing more greenery, and will improve walkability and visibility from the road. It will also align with other houses along the road that are already set back; making it more esthetically pleasing.
3. The variance will not be a nuisance because the property previously had a home built on it at one time.
4. The variance will not have any effects on zoning regulations or requirements, I'm requesting permission for a setback (270ft from road) for the house I plan to build.
5. There are no special circumstances, I am seeking permission to build a house 270ft from the road instead of building on top of the space where the previous house stood.
6. Safety is my main concern. Cane Run Rd is a high traffic road with numerous accident reports yearly. The house being so close to the road and being over 25mph deprives my family and I safe use of our front yard and even the house itself if placed where the previous house was built. Also, where the previous house stood, the ground is uneven and sinking. Allowing me to set back my house could prevent future maintenance problems and will allow me to utilize my whole property.
7. No, I'm requesting permission for a setback on a house I want to build. I have not started any building on the property.

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