From: Inge Hurst
To: Schwager, Zachary D.
Subject: Re: Zoning Hearing
Date: Thursday, September 2, 2021 4:36:49 PM

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Hi Zachary,

My name is Inge Hurst, and I live at 422 Pennington lane, Louisville, KY.
I strongly object to your proposal of letting the folks build a garage outside of the Metro and Rolling fields current guidelines.
Here is why I object.
My neighbor at 420 Pennington lane, built an addition that is less than the 8 feet from the my property at 422 Pennington lane - actually about 6' 7" inches - One foot and five inches less than the 8 foot guideline.
Because I am a woman, nobody informed me and when I objected nothing was done -by our city government or Metro. I don't appreciate folks just building over the guidelines, because they are there for a reason. The reason I see everyday is that the current property at 420 was poorly constructed and does not look appropriate when I look over from my yard. It brings down the value of my property, by its poor sighting and architectural appeal.

I can not support the continuing bulldozing of the rules that Rolling Fields has put in place.

I will attend the hearing and object.

Inge Hurst

On Wed, Sep 1, 2021 at 4:46 PM City of Rolling Fields <no-reply@rollingfields.communitysite.com> wrote:

City of Rolling Fields

Zoning Hearing

To residents of the City of Rolling Fields:

The owners of the home at 506 Tiffany Lane have requested a hearing in front of the Board of Zoning Adjustment (BOZA), a Louisville Metro agency that grants variances to zoning laws.

The homeowners wish to build an attached garage to the right side of their house

which will go to a point that is 4 feet from the adjacent property line. Without a variance from Louisville Metro, any addition would need to be at least 13.5 feet from the property line to meet Louisville Metro setback requirements. For reference, the Louisville Metro requirements are at least 7.5 feet on a side yard and require collective side yard setbacks of at least 22.5 feet.

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.

The hearing will be conducted online on Monday, September 13, 2021 at 1 PM. Any interested resident is invited to attend the meeting.
http://www.louisvilleky.gov/government/upcoming-public-meetings

If you wish to submit comments on this case, please submit them in writing to the case manager, Zachary Schwager at Zachary.schwager@louisvilleky.gov by 5:00 PM on Friday, September 10, 2021 and reference Case Number: 21-VARIANCE-0099. The BOZA notice is attached here.

Questions? Call: 502 574-6230

Rolling Fields Commission

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