

May 19, 2026

Frank Vaxter Jr.
2635 Merhoff St
Louisville, Kentucky 40217

To: Louisville Metro Planning & Zoning / Board of Zoning Adjustment

Re: Letter of Explanation for Proposed Private Garage / Accessory Structure

Property Address: 2635 Merhoff St, Louisville, Kentucky 40217

Applicant / Owner: Frank Vaxter Jr.

To Whom It May Concern:

This letter is being submitted as part of my variance request for the proposed construction of a private residential garage/accessory structure at my property located at 2635 Merhoff St, Louisville, Kentucky 40217. The proposed development consists of a detached garage structure intended for my private residential use. The structure is not being proposed for commercial use and is not intended to change the residential character of my property or the surrounding neighborhood.

The proposed structure is planned as a detached garage/accessory building that will provide functional garage space, utility space, and related residential accessory use. The building is intended to be constructed in a manner consistent with residential construction standards and will be subject to all required permits, inspections, building code requirements, utility requirements, and drainage considerations through Metro Louisville.

A variance is being requested because the proposed structure encroaches into the required rear setback and exceeds the maximum depth guidelines applicable to the property. The request is based on the practical layout of the lot, the intended functional use of the garage, and the limited practical placement options available on the property. Strict application of the rear setback and maximum depth requirements would substantially reduce the usefulness of the proposed private garage/accessory structure and would create an unnecessary hardship in making reasonable residential use of the land.

The surrounding property conditions are also important to this request. The property has neighboring residences to the left and right, a neighbor to the right rear, a neighbor across the street, and a cemetery directly behind the rear property line. Because the rear of the property adjoins a cemetery rather than an active residential backyard, the rear setback encroachment is not expected to create the same type of impact on privacy, noise, or residential use that might occur if the property directly backed up to another active residential home site.

The requested variance is limited and site-specific. It does not seek to avoid the zoning regulations generally, nor does it request approval for a use that is inconsistent with the

residential nature of the property. The proposed structure will remain a private residential garage/accessory structure and will still be required to comply with applicable building codes, permitting, inspections, utility connections, drainage requirements, and all other applicable regulations.

It is also my understanding that similar private garage/accessory structures already exist on at least four or five nearby properties in the local neighborhood. For that reason, the proposed development is consistent with the general pattern and character of the surrounding area and should not create an unreasonable impact on neighboring properties, public safety, traffic, light, air, or the overall character of the neighborhood.

The circumstances requiring the variance are not the result of actions I have taken after the adoption of the zoning regulation. Rather, the need for relief is based on the existing lot configuration, surrounding property conditions, rear cemetery boundary, and practical limitations of placing a functional private garage/accessory structure on the property.

For these reasons, I respectfully request approval of the variance so I may make reasonable residential use of my land while maintaining the character of the neighborhood and complying with all applicable construction, permitting, and inspection requirements.

Respectfully submitted,

Frank Vaxter Jr.
2635 Merhoff St
Louisville, Kentucky 40217