

Letter of Explanation

Marlana K. Robles

1033 Highland Ave

Louisville, KY 40204-1960

25 May 2026

Office of Planning & Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202

RECEIVED

MAY 26 2026

OFFICE OF
PLANNING

RE: Variance Request for 1033 Highland Ave Louisville, KY 40204-1960

Dear Members of the Board:

I am requesting a variance to allow construction of a front deck structure that exceeds the standard front-yard coverage limitations for my property located at 1033 Highland Ave, Louisville KY 40204-1960.

The property contains a significant slope and elevation change between the residence and the sidewalk/street level. Due to these topographical conditions, the existing front yard is difficult and increasingly unsafe to maintain. Routine mowing and upkeep on the steep incline have become physically challenging and create ongoing safety concerns.

The proposed deck is intended to provide a safer, more practical, and lower-maintenance solution for the property while also improving access to the residence. The design includes relocating the primary stair access toward the far edge of the property in order to create a safer and more gradual approach to the home.

The request is not intended to alter the residential character of the neighborhood or to create an overdeveloped use of the property. The proposed structure will remain residential in nature and is being designed to complement the existing home and surrounding area.

The hardship associated with this request arises from the unique physical characteristics of the property, particularly the steep terrain and elevation changes that are not typical of many nearby residential lots. Strict application of

26-VARIANCE-0769

the front-yard coverage regulations would limit the ability to create a safe and practical long-term use of the property.

I respectfully request approval of the variance so that these improvements may be completed in a safe and appropriate manner.

Thank you for your consideration.

Sincerely,



Marlane K. Robles

MSgt U.S. Marine Corps (retired)

RECEIVED

MAY 26 2025

OFFICE OF
PLANNING

26-VARIANCE-0069