

Variance Justification-R6- Residential Multi Family 917R Mulberry st Lou Ky 40217

The applicant hereby requests a variance for setback of the side yard and back yard.

1. The variance will not adversely affect the public health, safety or welfare because the variance is minimal we are going to have a setback of the side yard that extends 3.67ft from the property boundary on the North West facing the property to your right and 6.25ft on the southeast side facing the property to the left. The back yard boundary of the building structure is setback 5ft from the property line.
2. The Variance will not alter the essential character of the general vicinity and area because this is a slight green space variance that is similar to the homes neighboring the area and are compatible with the other structures in the development. The small yard proposed in the plans are more in line with city yards such as 821 Mulberry St 40217
3. The variance will not cause a hazard or a nuisance to the public, for the reasons stated above, the reduction in yard space will require less maintenance as well as less traffic. 915 R has similar green space. We hope to contain the parking inside the base of the structure, causing less of a nuisance for parking and occupied growing street parking.
4. The Variance will not allow an unreasonable circumvention of the requirements of the zoning regulations for all the reasons above and set forth in the compliance statement filed within the plans submitted. This structure will add living space and value to the neighborhood, while utilizing the limited space of the lot provides. I believe we are maximizing living space and efficiency. With this submission we are still staying under the maximum height allowance.
5. This structure conforms to the zoning allotment zoned as R-6 multi family, 719 Lydia is the closest example of a similar height structured building that is multi family with limited green space and a height of at least 40 feet.
6. Strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship because it would lose critical parking or would have us remove the garage and or rooftop deck would not result in loss of living space and or loss of on site parking given the lots limited space.
7. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation again for the reasons set for above.