

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes**, **no**, or **n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

The variance will in no way adversely affect the public health, safety, or welfare unlike trees, and shrubs lining Talbott Ave., that have overgrown and block parts of the sidewalks. The variance does not adversely affect the public for it is all within the boundry lines of my property. The variance is due to having limited access to a buildable area, no alley access, and no access to the back of my property due to apartments behind my property owned by Bass Reality located on Wallace Ave.

Explain how the variance will not alter the essential character of the general vicinity.

The variance doesn't alter the charater of the general vicinity in any way; it provides a safer area to park my vehicle taking it off the street and a work area that I would not have otherwise. Off street parking and my variance should be encouraged to improve public safety. The variance isn't able to be located by an alley way nor through apartments located on Wallace Ave.

Explain how the variance will not cause a hazard or a nuisance to the public.

The variance built will not adversely affect any of my neighbor's properties. To the contrary, my project will take my vehicle off the street making the street safer for all residents on Talbott Ave., as well as the Louisville Police Department vehicles that use Talbott Ave., as a through street to access Taylorsville Road. The variance will hopefully encourage other residents to also construct a driveway or carport in their front yards instead of street parking. I don't have access to put a driveway or carport in my back yard due to Bass Reality having any apartment complex behind my property as well as the City of Louisville easement between my property and Basse's property.

Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance will not interfere in any way with my neighbors properties nor the public freeway due to the variance being within the boundry of the property lines at 2510 Talbott Ave. My property doesn't have access through an alley due to Bass Reality having apartments behind my property. I am also limited to the area where I may build; utilizing the area I do have available in a safe manner.

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The variance makes using my driveway practical and Talbott Ave., traffic safer by providing off street parking. Many more houses on Talbott Ave., did have driveways in previous years in my neighborhood; my variance provides safer flow of traffic and police cars using Talbott to Taylorsville Rd., at high rates of speed. Isn't one of the City's goals to improve traffic flow; more cars off the street results in safer traffic flow.

Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The strict application of provisions would creat a financial burden if denied and also deny the resident of having a safe work place for home projects. Thie was the most practical place to locate the carport; unfortunately there is no access off Wallace Ave., or an alley way.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

Yes, the variance is due to no access in the back of the property with an alley; Bass Reality has an apartment building on Wallace Ave., behind my property preventing access along with the City of Louisville easement.

RECEIVED

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PLANNING & DESIGN

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