

A Description of the Variance Request

Variance request is for changing the front façade back to the original heritage 1900 front façade and using the Preservation Bonus Lot Coverage and Floor Area Ratio (FAR) maximum allowed square footage for the property.

The property was purchased in August 2021. The new owners began speaking with the City of Louisville staff prior to purchase to understand what could be done to improve the house and make it more livable as a single-family home. In 2021, staff suggested that changing the front façade to look like the original 1900 home might be possible (although they said we would be the first to ever attempt this. Which likely has led us to ask for a variance today because clear criteria don't appear to exist for this scenario). *Variance Ask:*

1. **Remove** the current 1970s façade and **re-build** the 1900 façade (to 10' back as outlined in the code) on the existing 1900 underlying structure
2. **Continue** remodel with proposed designs
3. **Get** close to the preservation bonus square foot allowance, which for the 516 Lincoln 7800 ft² lot are: Lot Coverage of 2730 ft², or 35%. FAR of 3120 ft², or 40%.

This variance request is for the following Lot Coverage and FAR, for Phase 1:

- Lot Coverage = 2533 ft²; 32.47%
- FAR = 2972.6 ft²; 38.11%

Although the variance criteria are written to address natural physical variations on the property, this variance request is to make right many misdeeds from the past we believe have been done against the spirit of the city's Old Town code with the physical changes to the structures on the property. We plan to restore the front façade back to the heritage original form that existed over 100 years ago. It is unknown why the city approved the front façade change to the current form back in the 1970s (probable vintage), and we believe restoring the original 1900 façade is more favorable to Old Town historic preservation goals than preserving the 1970s façade.

Since we would be changing the front façade to invest in the Old Town history goals of original structure street facing appearance, we think our ask for Phase 1 and eventually Phase 2 are fair and reasonable.

In addition, the current house structure is configured as duplex, and we would like to restore it to a proper single-family home. This would also enhance the property for the overall Old Town neighborhood aesthetics and community.

Although our proposal to restore the original front façade may influence future code guidelines, we ask the committee to allow the continuation of this project and use lessons learned to influence future code so we can keep the project momentum going, finish the project, and move-in.

We feel like our request is consistent with the spirit of the current city preservation bonus code and zoning laws; and therefore, would like to proceed by using our designs to restore and improve the property.

A Response to each of the Criteria listed below

In order to approve a variance, the Board of Adjustment must find that all of the criteria are met:

That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property;

The lot is fairly rectangular; however, the shape of the house footprint that we inherited is an 'L' shape with the 2 legs stand-alone dwellings. It's a duplex. We want to make the house a single-family unit and improve the curb appeal to match the original heritage of the neighborhood and Old Town by making the front, and first 12' (as in the code), look like the original 1900 home.

That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;

Many other houses appear to be single-family homes, which is better for attracting families, vs. rentals, especially near the elementary school. If a 2nd self-sufficient dwelling exists on surrounding properties, it's over the garage and not a duplex.

That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title;

The 'L' shape of the current house is an odd shape. The goal of this project is to square-off the first floor as much as possible to create a more standard single-family home and make the home look beautiful from all sides which we have done with our planned remodel designs.

That such unnecessary hardship has not been created by the applicant;

The house was purchased last summer, 2021, as-is. No additions or hardships were introduced. On the contrary, we have already paid several thousands of dollars to improve the property by removing asbestos tiles and lead paint in the old 1900 front part of the house. And removed a chain-link fence, which is no longer allowed to be used as new fencing material in the code.

That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;

The variance request will take an existing property and improve the essential character of the neighborhood by creating a single-family home with curb appeal that matches the original design of the homes first built in the area. Plus, the variance will allow the house to look clean, tidy, and beautiful, which will enhance the property and add to overall neighborhood improvement.

That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions on this title which are in question.

The variance is allowing the front facade to be restored as part of the overall design to make it a single-family home. The owners and builder have taken months to design a house that flows and

516 Lincoln Avenue
Schin Residence

includes all details as possible to make the front facade and 12' back look exactly like the original 1900 house, giving the house much relief.