

July 18, 2023

Dear Variance Committee,

We are writing to request a variance for setbacks on our rebuild at 953 St. Andrews Lane.

Our property is located at the base of the large Troon Court retaining wall. We will have 18'+ high walls on the east (left) and south (rear) sides of our property (we have negative walls).

We have spent so many months and a lot of money, working alongside our Troon neighbors, as well as, the City of Louisville, GROUND Engineering, and JVA on a wall design that is solid and will last for the safety and integrity of our entire neighborhood. Rob & I were unable to begin house design until we had a base understanding from the geo-technical and civil engineering teams on what would be possible for our lot.

Because the wall is so high on east side of our lot, we wanted to move the house as close to that wall as possible. Because of the high walls in the back of the lot, we needed to move the house as forward as possible, so it doesn't feel like a cave in the backyard. Sunlight is very important to us and so is the prospect of recovering as much of a view as possible. As you can see in the drawings, the front right corner of the porch encroaches on the 20' setback and we would like a variance on that setback. Other other setback variance we would like is on the back of lot to account of the porch overhang (by a few inches).

Prior to Lisa Ritchie's departure from the City of Louisville, she was very involved in these conversations and from the get-go had expressed her commitment that the City would go to bat for us with the variance committee around setback variances. On June 2nd, Rob and I, along with our architects, had a conversation with Ellie Hassan and Rob Zuccaro from the City of Louisville. They said that they are willing to recommend to the variance board that they approve of our setback requests. They want to make sure the HOA is on board as well and we have submitted the variance request to the HOA's Architectural Committee for approval.

Before we completely finalize design, we have have to have approved setback variances for the design we are proposing.

Please reach out with any additional questions,

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