

Copperfield HOA Board,

I am writing in response to the recent denial of my proposed home addition at 14103 Steerforth Court.

I respectfully request a reconsideration of this decision. I am including updated architectural drawings per my discussion with board president Tyler Watson.

**Updated Drawings:** There are a few changes that I will call out from the original drawings:

- **Size:** The size of the structure is smaller to fit within the sewage easement situated across the back of our property. Additionally, the interior and conditioned portion now sits partially below grade. This reduces the size of the exterior walls.
- **Final Finishings:** There are still elements that would be expected to be “field added”, but the updated drawings show more details such as windows. The intent is that the structure will fit into the look of the existing home.

I understand that in accordance with deed restrictions, all proposed alterations must be reviewed on the basis of:

- (1) quality of workmanship and materials,
- (2) harmony of external design with existing structures, and
- (3) location with respect to topography and finished grade elevation.

I would like to address each of these in turn:

1. **Quality of workmanship and materials:** The proposed addition will be constructed by licensed and insured professionals using materials of high quality that are consistent with materials commonly used throughout the neighborhood.
2. **Harmony of external design with existing structures:** The design of the addition has been carefully planned to maintain consistency not only with my home but with others in the neighborhood in mind. Included in Exhibit A is an overview of a home at 14122 Shelbyville Rd. This home sits adjacent to our home and is visible from our back yard. This home is covered in the same section of deed restrictions as our property. This home added on to the back of their home in 2011.
3. **Location with respect to topography and finished grade elevation:** The addition is fully compatible with the lot’s natural topography. There should be no changes to drainage patterns, and the adjusted plans account for the sewage easement across the back of our property.

As the proposed addition complies with each of the three required standards under the deed restrictions, I respectfully ask that the committee reconsider its decision. I am open to further clarification or modification if any specific concerns remain. I am also happy to meet in person to discuss the design.

Thank you,

Tyler Carter  
502.417.2614  
tylerharrisoncarter@gmail.com

## Exhibit A – Copperfield Home Addition Reference

### 14122 SHELBYVILLE RD

**Mailing Address** 14122 SHELBYVILLE RD, LOUISVILLE, KY 40245-4109

**Owner** TIEMANN RITA M

**Parcel ID** 225600010000

**Land Value** \$62,400

**Improvements Value** \$364,470

**Assessed Value** \$426,870

**Approximate Acreage** 0.4152

**Property Class** 510 RES 1 FAMILY DWELLING

**Deed Book/Page** **7320 0474**

**District Number** 500020

**Old District** 22

**Fire District** ANCHORAGE MIDDLETOWN FIRE & EMS

**School District** Jefferson County

**Neighborhood** 814101 / COPPERFIELD

**Home Rule City** [Jefferson County](#)

**Sheriff's Tax Info** [View Tax Information](#)

**County Clerk** [Delinquent Taxes](#) [↗](#)



[📍 Street View](#)

[📍 View in Google Maps](#)

[🖨️ Print](#) [▼](#)

[🏠 View Neighborhood Sales List](#)

| Area Type       | Gross Area | Finished Area |
|-----------------|------------|---------------|
| Main Unit       | -          | 3,188         |
| Basement        | 1,107      | 0             |
| Attic           | NONE       | 0             |
| Attached Garage | 550        | n/a           |
| Detached Garage | -          | n/a           |





