

louisville planning & design
444 south fifth street
louisville kentucky 40202

re: 13ZONE1009, Waiver Request Justification

29 January 2014

ARCHITECTURAL ARTISANS

We are requesting a waiver of the Land Development Code, 10.2.4, specifically dealing with the required 15' Landscape Buffer Area (LBA) required on the southeast property line to shield the neighboring properties from the noise and nuisance of the parking lot and office use on the subject property.

The requirement of the 15' setback would deprive the property owner of reasonable use of the land and dissuade the property owner from renovating a blighted office building on the property. Pursuant to the parking regulations in the Land Development Code, a parking lot must be provided on site in order to achieve any mixed-use development (as proposed, renovating the office building and constructing two new duplexes). This parking lot, while designed to the minimum dimensions possible, would need to be constructed to the 3' setback line on the southeast property that is commonly observed through the rest of the community.

To compensate for this reduction in the LBA requirement, we will provide a carefully detailed wood fence and vegetation in order to achieve the same degree of sound a visual buffer that would have been provided by the 15' LBA. Additionally, the parking lot will be primarily used by the office and only during normal business hours. The neighborhood has expressed overwhelming enthusiasm for the addition of off-street parking, and with the efforts being made to screen the parking lot, will be a welcome addition to the community.

regards,



carter scott
architectural artisans

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JAN 30 2014

PLANNING &
DESIGN SERVICES

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