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October 12, 2020

Mr. Zach Schwager
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

**RE: Welders Supply CUP
340 Byrne Avenue**

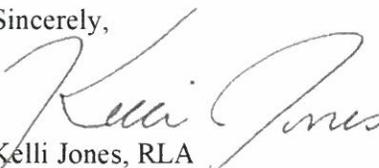
Mr. Schwager,

Enclosed please find all required documentation for a Conditional Use Permit formal application for the above-mentioned site. The applicant is requesting a Conditional Use Permit to allow the storage of “potentially hazardous or nuisance” materials on the subject property which is located at 340 Byrne Avenue. Welders Supply has outgrown their existing fill plant which is located approximately 115 feet to the southeast of the subject site at 2665 Helm Street and plans to relocate most of that operation to the subject site. The new plant will be larger and will have the latest technology. Because the fill plant operations include the storage and/or repackaging of hazardous materials including nitrogen, helium, carbon dioxide, oxygen, hydrogen and acetylene, the Land Development Code requires a Conditional Use Permit.

The applicant is also requesting a waiver from LDC Chapter 10.2 to not provide the required property perimeter landscape buffer along the East property line. Although the adjacent property is zoned residential, it is used as the Metro Parks maintenance facility and a soccer field and is not a residential use. The building will be set back more than 50’ from all adjacent properties in accordance with building code requirements. In addition, Welders Supply plans to construct a concrete wall around the property to match the existing wall at their main building directly to the south of the subject site.

All agency comments from the pre-app review have been addressed. Kindly schedule this case for the next available BOZA meeting. Please feel free to contact me with any questions at kelli.jones@swlinc.com.

Sincerely,


Kelli Jones, RLA

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OCT-12 2020

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SERVICES**

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