

# HERITAGE ENGINEERING, LLC

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February 3, 2020

Planning and Design Services  
Metro Louisville Government  
444 S. 5th Street, Suite 300  
Louisville, Kentucky 40202

**Re: Intertech Mechanical Services, Inc.  
Waiver Request – Letter of Explanation**

Dear Staff:

On behalf of Intertech Group, LLC., we are submitting the attached Waiver request for a proposed building and outdoor storage yard expansion to the existing Intertech Mechanical Services industrial facility located at 5836 Fern Valley Road. The project will include an existing employee parking with a gated storage yard.

Improvements to the site includes:

- Construction of a new 80'x140' – 11,200 sf storage building.
- An expanded gravel storage yard at the rear of the property.
- A pedestrian sidewalk will be constructed along Fern Valley Road right-of-way frontage to our property with a direct sidewalk connection into the site.
- An Interior Landscape Island will be added to the front employee parking lot for compliance with Vehicle Use Area - ILA requirements and will include both landscaping and a pedestrian walk connection to the proposed Fern Valley Road sidewalk.
- Tree Canopy will be provided as required per the Land Development Code requirements.

Development of the site is subject to waivers requested from Chapter 10, Part 2, Section 10.2.4.B.8 and Chapter 10, Part 3, Section 10.3.5.A.1 – Table 10.3.1 of the Land Development Code. The requested waivers will allow an existing encroachment of outdoor storage yard area to remain along the eastern property line and allow a small portion of the six (6) existing parking spaces to remain along Fern Valley Road.

Justifications for the requested waivers are:

- The requested waiver will not adversely affect adjacent property owners because granting of the waiver will allow the proposed storage area to remain in an area directly adjacent to an existing outdoor semi-trailer storage on the adjacent property and the existing parking spaces can remain while providing the necessary landscape plantings to ensure a visual buffer to the adjoining Fern Valley Road roadway as required by code.

642 S. 4<sup>TH</sup> STREET, SUITE 100  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502-562-1412 FAX: 502-562-1413

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603 N. SHORE DR., UNIT 204  
JEFFERSONVILLE, INDIANA 47130  
PHONE: 812-280-8201 FAX: 812-280-8281

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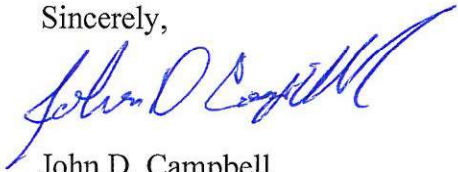
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- The waiver requested will not violate the Comprehensive Plan as it will not alter the essential character of the general vicinity as the existing storage yard encroachment directly abuts an adjacent property with semi-trailer storage and the area with the existing parking encroachment will have a buffer area that allows for landscape plantings to be planted that complies with code for a visual buffer to Fern Valley Road.
- Granting of the waiver is the minimum necessary to afford relief to the applicant as the existing storage yard and parking encroachment will still allow for the property to be enhanced with landscape planting along portions of the property and along Fern Valley Road that benefit most from landscape plantings.
- The development as proposed with the requested waiver will allow for the existing storage area and existing parking to remain while allowing for expansion and additional plantings along areas of the property that offers compliance with the Land Development Code planting requirements.

Thank you for your consideration; please advise us immediately if any additional information is needed.

Sincerely,



John D. Campbell

Encl. Application  
Development Plan

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