

May ____, 2014

Louisville Metro Planning & Design Services
444 South Fifth Street
Louisville, Kentucky 40202

RE: Letter regarding Parking Waiver for SP Holdings, LLC

The subject of this application is the building at 1076 East Washington Street in the Butchertown neighborhood. A JPOP was issued for use of the first floor as a restaurant (see Project No. 13842), and for use of the second floor as a tavern (see Project No. 16417). More recently, a JPOP was issued for both floors in the name of SP Holdings as the new owner of the building (see Project No. 19314).

Jakeland, LLC, is the former owner of the property, and owns property nearby at 1201 Story Avenue. In connection with Project No. 19314, Jakeland granted SP Holdings an easement for the use of 14 parking spaces on Jakeland's property. That easement was recorded on May 15, 2013, in Deed Book 10068, Page 339 in the Office of the Clerk of Jefferson County, Kentucky. Jakeland is filing the application for the parking waiver so that it can reduce the number of parking spaces that are encumbered by the easement from 14 to 7.

The existing parking arrangement has been approved for the first floor of 2,300 square feet being used as a restaurant and the second floor of 2,100 square feet being used as a tavern. Parking requirements for a restaurant are 1 space every 250 sq. ft., so 9 spaces are required for the proposed first floor use prior to any applicable reductions/credits. Parking requirements for a tavern are 1 space every 100 sq. ft., so 21 spaces are required for the proposed second floor use prior to factoring in available reductions/credits. Consequently, 30 spaces would be required for the entire building prior to factoring in available reductions/credits. This application requests a waiver of 7 of those spaces.

During the projected peak hours of a restaurant use on the first floor, the parking study shows that the number of occupied on street spaces ranged from 2 spaces to 20 spaces, leaving between 53 to 35 on-street spaces shown on the site plan available for use. During the projected peak hours of the tavern use on the second floor, the parking study shows that the number of occupied on street spaces ranged from 5 spaces to 19 spaces, leaving between 50 to 36 on-street spaces shown on the site plan available for use. Consequently, under each scenario there was sufficient on-street parking to satisfy the entire parking requirement for the projected uses. However, the application is only requesting a waiver with respect to 7 spaces.

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Louisville Metro's Comprehensive Plan encourages multi-modal transportation. The Butchertown neighborhood has earned a reputation as a pedestrian- and bicycle-friendly environment. A TARC route serves the area, providing yet another alternative to driving one's own vehicle. For those who do not take advantage of these transportation alternatives, adequate on-street parking exists in the neighborhood as shown by the parking study. Requiring all parking spaces to be located off-street is inconsistent with the character of the neighborhood, and the realities that come from rehabilitating historic properties that have very little room for parking as compared to greenfield sites proposed for new developments.

Sincerely,

JAKELAND, LLC

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Parking Study for Second Floor Tavern Use

Projected Hours of Operation: 6:00 p.m.-2:00 a.m. daily

Projected Peak Hours: 9:00 p.m. to 2:00 a.m.

Busiest Day in Vicinity: Friday*

Total On-Street Spaces
per Site Plan 55

Number of On-Street Spaces Used	Thursday May 15, 2014	Friday May 16, 2014	Saturday May 17, 2014
6:00 p.m.	15	14	5
7:00 p.m.	12	15	2
8:00 p.m.	12	10	6
9:00 p.m.	6	12	5
10:00 p.m.	8	13	6
11:00 p.m.	10	12	8
12:00 a.m.	11	12	10
1:00 a.m.	10	11	15
2:00 a.m.	13	13	19

*The subject property was vacant when the parking study was completed and remains vacant at the time of the filing of the application.

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Parking Study for First Floor Restaurant Use

Hours of Operation: Monday-Thursday 11:30 a.m.-10:00 p.m.
Friday-Saturday 11:30 a.m.-12:00 a.m.

Peak Hours: 5:00 p.m. to 9:00 p.m.

Busiest Day in Vicinity: Friday*

Total On-Street Spaces
per Site Plan 55

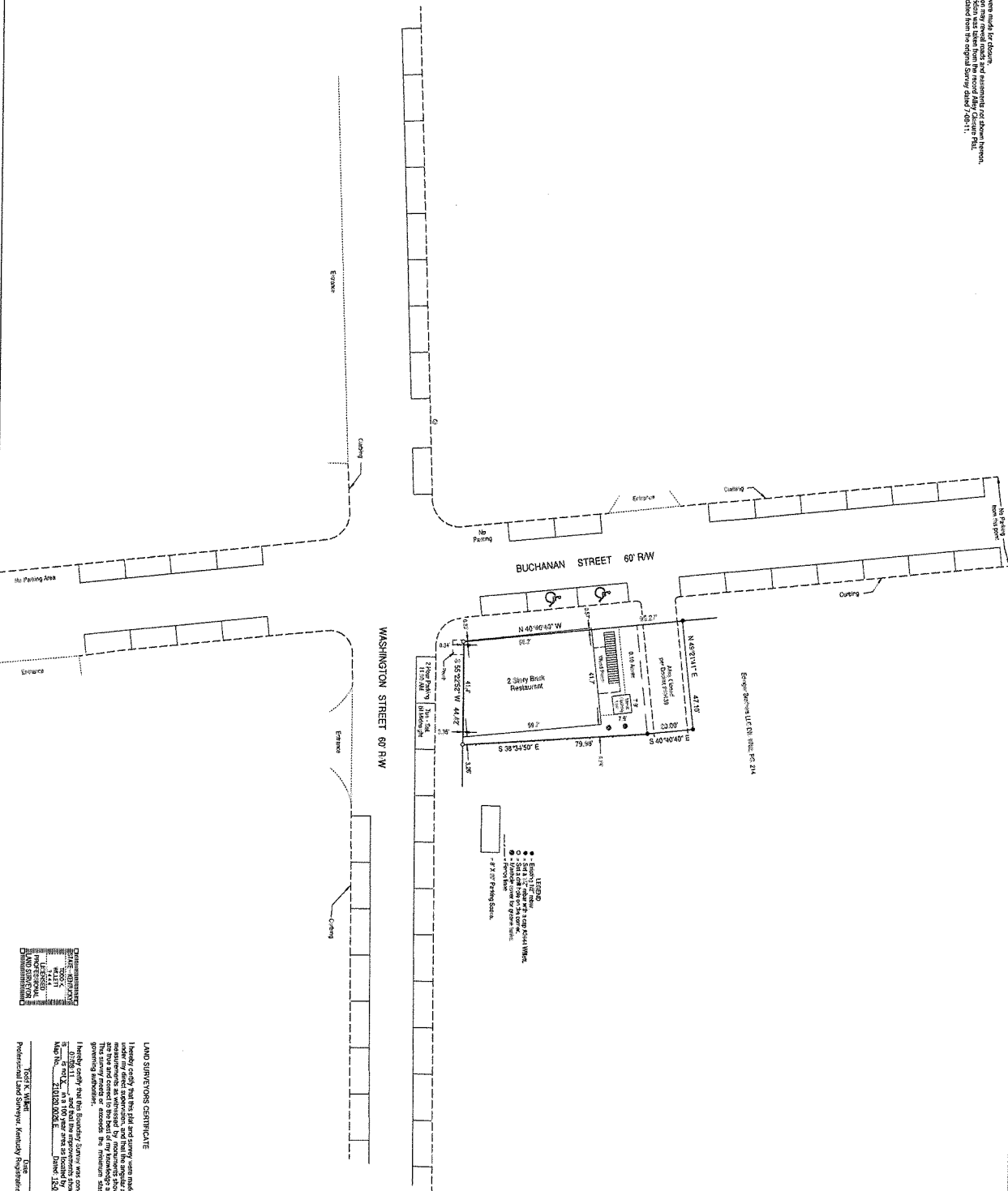
Number of On-Street Spaces Used	Thursday May 15, 2014	Friday May 16, 2014	Saturday May 17, 2014
1:00 p.m.	24	23	2
2:00 p.m.	23	23	2
3:00 p.m.	21	22	1
4:00 p.m.	22	20	3
5:00 p.m.	20	18	2
6:00 p.m.	15	14	5
7:00 p.m.	12	15	2
8:00 p.m.	12	10	6
9:00 p.m.	6	12	5
10:00 p.m.	8	13	6
11:00 p.m.	10	12	8
12:00 a.m.	11	12	10

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NOTES:
 1. The information shown on this plan is based on the field data and measurements of the survey.
 2. The dimensions may vary from the record plat.
 3. The location of the monument may vary from the record plat.
 4. The location of the monument may vary from the record plat.



Professional Land Surveyor
 State of Virginia
 License No. 21000
 Name: JAMES S. WILLET

LAND SURVEYORS CERTIFICATE

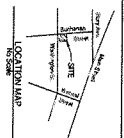
I hereby certify that the plat and survey were made by me or under my direct supervision and that the measurements were taken by me or under my direct supervision. The survey was made in accordance with the minimum standards of the profession and the laws of the State of Virginia.

I hereby certify that the boundary survey was conducted on the 15th day of August, 2011, at 10:00 AM at the location of the monument shown on this plat.

Professional Land Surveyor, Kennedy Registration No. 21000
 Name: JAMES S. WILLET

WILLET & ASSOC.

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 EDINBURGH, VIRGINIA 22824
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14 PARK 1005