

# C.R.P. & Associates, Inc.

May 4, 2023

Louisville Metro  
Department of Planning & Design Services  
444 S. 5th Street  
Louisville, KY 40202

**Re: Detail Explanation Letter for  
Rezoning / Revised Detailed District Development Plan for  
106 LYNDON LANE  
106 Lyndon Lane – Louisville, KY 40222  
T.B. 259, Lot 51, Sublot 25  
Previous Case #'s None**

To Whom It May Concern,

We are respectfully requesting a review / approval of the Rezoning / Revised District Development Plan of 106 Lyndon Lane to permit a professional office located at the above mentioned address and we are proposing the following for review and consideration:

- Rezoning from R5 to OR1 with Neighborhood Form District Unchanged.
- Request Landscape Waiver to allow for a portion of the 15' LBA be reduced to 5' and 2.1' including plantings with the addition of a 6' tall privacy fence.
- Request a Variance to allow for the 3' side yard be reduced to 2.1' for the existing accessory building to encroach.
- Renovated Existing 936 S.F. +/- Residential Dwelling to Professional Office
- Renovate Existing 553 S.F. +/- Residential Garage to Professional Office Accessory Building
- Remove Existing Pavers / Drive
- Add (2) Parking Spaces and 3 Space Bicycle Rack
- Modify Existing Curb-Cut at Lyndon Lane

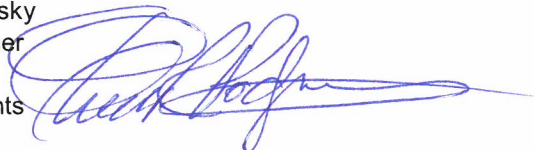
Overall it's our opinion the proposal meets and/or exceeds all requirements of the LDC and follows the guidelines of the Comprehensive Plan with the exception of the waivers and variances that are normally requested with renovating an existing building. The proposed project plan design / performance intent conforms to the respective policies / guidelines set forth.

I look forward to working with you on this proposal and welcome any comments or suggestions as we proceed without delay through the Rezoning and Conditional Use Permit approval process. Please contact me at 502.639.9748 or [crpodgursky@yahoo.com](mailto:crpodgursky@yahoo.com) as necessary.

Sincerely,

Charles Podgursky  
President / Owner

File / Attachments



7321 LaGrange Road, Suite 111 --- Louisville, KY 40222  
502.423.8747 (office)

**RECEIVED**

JUL 17 2023

**PLANNING & DESIGN  
SERVICES**

23-ZONE-0104