

RE: 1512 Portland Ave Category 3 and Parking Waiver
3/24/14

Letter of Explanation

To Whom It May Concern:

1512 Portland Ave, LLC owners of the property located at 1512 Portland Ave, Louisville, KY 40203 plan to change the current use of the property to a mixed use facility that includes Assembly, Business and Residential uses. The new residential properties will be comprised of 2 apartments each approximately 1500 sf. The exterior of the building will not be altered or expanded to accommodate these apartments, but they will be built within the current footprint.

We have received the approval of Portland Now, Inc. for the additions of the apartments.

In addition to the Category 3 review, the new use will include Gallery and Performance space. Currently the property requires 77 parking spaces to accommodate the new use. We are requesting a waiver to reduce the requirement to 66 spaces. We have completed a site survey and confirmed that the requested off site parking is more than adequate to accommodate the additional parking required.

If you have any questions please feel free to contact me at 502-526-2091

Regards,



Gregg Rochman
Shine Contracting, LLC
502-526-2091
Gregg@shinecontracting.com

RE: 1512 Portland Ave Parking Waiver
3/24/14

Parking Study

To Whom It May Concern:

Site surveys took place on:
Thursday 3/20/14 from 8pm to Midnight
Friday 3/21/14 from 8pm to Midnight
Saturday 3/22/14 from 8pm to Midnight

Locations: (Please see attached aerial photo with black sharpie marking the indicated areas described below.)

South Side of Lytle Street:

The street was surveyed from 15th Street to the west corner of the building located at 1536 Lytle Street. No cars parked in this location during any of the times listed above.

North Side of Portland Avenue:

The street was surveyed from the rail crossing on Portland Ave to the intersection of 16th Street and Portland Avenue. No cars parked in this location during any of the times listed above.

Please see attached aerial photo with black sharpie marking the indicated areas.

If you have any questions please feel free to contact me at 502-526-2091

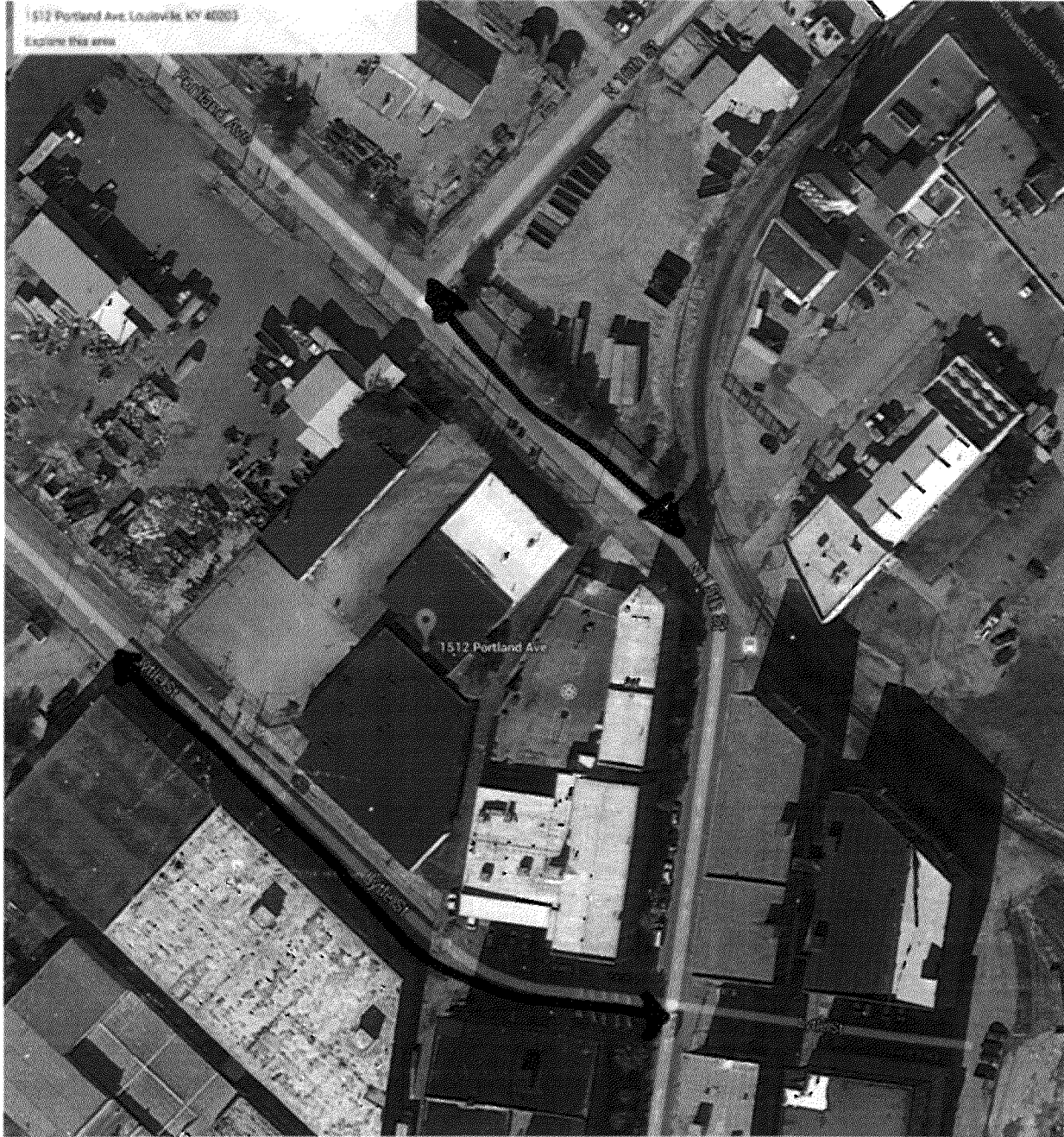
Regards,



Gregg Rochman
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MAR 24 2014
PLANNING &
DESIGN SERVICES



↔ = area observed.

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