

December 24, 2025

Board of Zoning Adjustment
444 S. 5th Street
Louisville, KY 40202

**Re: Letter of Explanation – Request for Side Setback Variance for [2421
Bowman Avenue / Parcel Number: 056B00240000]**

To Whom It May Concern,

I am submitting this letter in support of the application for a side setback variance for the property located at 2421 Bowman Avenue, Louisville, KY 40217. I am requesting on behalf of the Owner, a 5-foot reduction to the required side setback of 10-foot on both sides of the lot in order to construct a 6,350 sq ft warehouse.

Under the current setback requirements, the largest allowable building footprint would be approximately **5,080 sq ft**. Constructing a warehouse of that size is not economically feasible due to the significantly lower leasing potential and diminished value relative to construction cost. In contrast, a **6,350 sq ft warehouse** is more practical, marketable, and financially viable. Warehouses of this size are far more desirable to potential tenants, and the price per square foot to construct a larger building yields a substantially better economic return. As a result, the smaller 5,080 sq ft structure would not justify the investment needed for development.

The requested variance will allow the property to be used in a reasonable and productive manner that aligns with typical market standards for modern warehouse and light-industrial spaces. The enlarged structure will remain consistent with surrounding development patterns and will not negatively impact neighboring properties. All other zoning and building requirements will be fully met.

I respectfully request your consideration of this variance, which is essential for the project to be economically viable and for the property to be utilized effectively. Please let me know if any additional information, site plans, or documentation is needed.

Thank you for your time and review.

Sincerely yours,

David Kuo, AIA (Owner's Representative)

RECEIVED
MAY 04 2026
OFFICE OF PLANNING

26-VARIANCE-0057