

Docket/Case #: 22 -
ZONE - 0128

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

Will the waiver adversely affect adjacent property owners?

The applicant property is already providing a 6'-0" privacy fence at the property line, and landscape areas to be provided will be planted with trees. Additionally, the adjacent SF structure is under the same ownership as the applicant property

Will the waiver violate the Comprehensive Plan?

The current property is already non-conforming, and most structure in the adjacent area do not currently conform to the Landscape Ordinance, so it is not felt that the waiver will violate the intent of the comprehensive plan

Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Staff has already signaled support for waiver provided that screening and trees/landscape are provided to meet their comments

Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Applicant already has a 6'-0" privacy fence installed on site, and proposed landscape areas will provide the maximum number of trees allowable

Contact Information:

Owner:	<input type="checkbox"/> Check if primary contact	Applicant:	<input type="checkbox"/> Check if primary contact
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Company: Short Term Rental/Restaurant		Company:	
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