

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.**

1. Will the waiver adversely affect adjacent property owners?

The waiver will not affect the adjacent property b/c 30' allows for the planting to be placed in the Buffer and adequately screen and transition between the different land uses. N

2. Will the waiver violate the Comprehensive Plan?

This will not violate the comprehensive plan b/c the property zoned R-4 is located within an area that is more appropriately zoned commercial.

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

In order to develop the property efficiently the waiver is necessary, however the planting can still be provided within the 30' LBA.

4. 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?

The applicant has agreed to plant the required planting within the buffer at the increased multiplier to mitigate the request for the waiver.

17 ZONE 1071

C.R.P. & Associates, Inc.

January 29, 2018

Louisville Metro Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202-4313

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**Re: Detail Explanation Letter for
ALIBRO Holdings, LLC – Mini Storage
12313 Old LaGrange Road – Louisville, KY 40217
T.B. 15, Lot 124
Previous Case # 17MINORPLAT1087, 17ZONE1071**

To Whom It May Concern,

We are respectfully requesting a Formal Application for a Zone Change from R-4/C-1 to C-2 as well a Formal Application Review for a Conditional Use Permit for a Mini-Storage Facility located at the above mentioned address and are proposing the following for review and consideration:

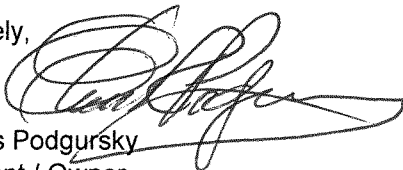
- (1) office / retail building, 1 story / 15' height; 400 Square Feet +/-
- (4) mini-storage warehouses, 1 story / 15' height; total 15,162 square feet +/-
- Related asphalt parking for the site (2 parking spaces) and access drives for mini-storage warehouses.
- (1) Proposed entrance / exit from Old LaGrange Rd as indicated.

The property is currently zoned R-4 / C-1 and is located in the Suburban Workplace Corridor form district (SWC). The proposal as state above will require a Zoning Change from R-4/C-1 to C-2 with a Conditional Use Permit per the Land Development Code, Chapter 4, Part 2.35 to permit mini-warehouses. Criteria (A) through (H) minimum conditional use permit requirements are being achieved with the exception of item (B) in select areas as noted on the plan. This modification request will be mitigated by additional plantings and screening from the neighboring properties.

Overall it's our opinion the proposal meets and/or exceeds all requirements of the LDC and follows the guidelines of the Comprehensive Plan respectively. 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 cpodgursky@yahoo.com as necessary.

Sincerely,



Charles Podgursky
President / Owner

File / Attachments