



Civil Engineering  
Land Planning  
Construction Inspection

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March 9, 2020

Louisville Metro Planning & Development Services  
444 S. Fifth Street  
Louisville, KY 40202

**SUBJECT: Justification Statement  
Landscape Waiver for  
Studio Apartments at  
2736 Virginia Avenue**

Dear Planning & Development Services:

As part of the proposed studio apartments located at the above address, a landscape waiver is required along the western perimeter of the property abutting C-2 zoning and to allow proposed parking to encroach into the landscape buffer. An existing 10 foot landscape buffer with 6-foot wood fence, mature trees and shrubs is present along the parking area of the existing medical center located directly west of the project at 2746 Virginia Avenue. Additional landscaping will be required between the R-7 and C-2 zoning along the rear of the properties located at 1213 and 1215 South 28<sup>th</sup> Street, along with removal of an existing concrete patio. This will provide landscaping to screen the R-7 zoning and will provide a landscape buffer along the proposed parking area off the alley.

The waiver will not adversely affect the adjacent property owners and approval of the waiver will not violate the Comprehensive plan because the landscape buffer will still be installed between the R-7 and C-2 zoning. The extent of the waiver of the regulation is the minimum necessary to afford relief since the proposed parking encroaches into the required 15 foot landscape buffer.

Please review this submittal and let us have your comments. As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Crumpton', is written over a faint circular stamp.

Christopher T. Crumpton, P. E.  
Director of Engineering/Principal

CTC/mlr