

Letter of Explanation
Conditional Use Permit Application
1203 Larue Avenue
Louisville KY 40213

Date: April 2, 2026

Louisville Metro Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202

RE: Conditional Use Permit Application – Counseling Services

To Whom It May Concern,

This letter is submitted in support of a request for a Conditional Use Permit to allow a counseling services use at the above-referenced property. The proposed use is a small-scale, appointment-only mental health counseling practice.

The practice will serve approximately ten (10) clients per day by scheduled appointment only. This operational structure is intended to minimize traffic generation, eliminate on-site waiting, and ensure compatibility with the surrounding area. No group sessions are proposed.

Parking and Circulation

The site currently provides approximately five (5) to six (6) off-street parking spaces located to the rear of the principal structure. The applicant acknowledges the importance of adequate off-street parking and has developed a plan to expand parking in the near future. The proposed improvement includes the installation of additional blacktop around the secondary garage structure to improve vehicular circulation and increase parking capacity.

Due to the physical constraints of the lot, there are approximately thirty-seven (37) feet from the west property line to the center of the garage and twenty-one (21) feet from the east property line to the garage. In order to accommodate functional parking expansion, a minimum of fifteen (15) feet of usable width is necessary in these areas.

Buffering and Landscaping Request

The applicant is requesting relief from the buffering requirements along the east and west property lines. Strict application of the buffering standards would significantly limit the ability to provide adequate on-site parking and circulation improvements.

As an alternative, the applicant proposes to install low-profile shrubs or evergreen plantings along the west property line adjacent to Preston Highway. These plantings will provide a visual buffer while maintaining open sightlines for safety and visibility. Landscaping will be selected and maintained in a manner that does not create concealed areas.

Neighborhood Meeting Summary

A neighborhood meeting was conducted in accordance with applicable requirements. There was no vocal opposition expressed to the proposed use.

One neighbor expressed concern regarding landscaping that could create potential concealment areas. The applicant has taken this concern into consideration and will utilize plant materials and spacing that preserve visibility.

Additional questions were raised regarding the nature of the proposed clientele. The applicant clarified that the use is a traditional outpatient counseling office. The practice will not:

- Treat substance use disorders as a primary diagnosis
- Provide case management services
- Prescribe medication
- Offer court-ordered treatment services

The proposed use is limited to standard mental health counseling services in a professional office setting.

Compatibility and Impact

The proposed use is compatible with the surrounding area due to its low intensity, scheduled operations, and limited daily client volume. The use is not anticipated to generate significant noise, traffic, or other adverse impacts. Planned parking improvements and controlled access will further ensure minimal disruption to adjacent properties.

The applicant is committed to maintaining the character of the property and operating in compliance with all applicable Land Development Code requirements and conditions of approval.

Conclusion

Based on the foregoing, the applicant respectfully requests approval of the Conditional Use Permit and associated relief from buffering requirements. The proposal has been designed to meet the intent of the Land Development Code while addressing site-specific constraints and neighborhood considerations.

Thank you for your time and consideration. Please contact me with any questions or requests for additional information.

Sincerely,
Kathryn J. Fischer, LCSW