



Civil Engineering
Land Planning
Construction Inspection

4350 Brownsboro Road, Ste 110
Louisville, Kentucky 40207
(502) 292-9288
www.bluestoneengineers.com

July 10, 2026

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

**SUBJECT: 5114 Outer Loop Rezoning
Request for Rezoning with Waiver & Variance
Letter of Explanation**

Planning & Design Services:

Application is being provided to update the current zoning at this site (0.332 Acres) from the existing R4 residential use to OR-2 to allow for a Barber Shop (utilizing the existing 1200 sf building). This property lies within the Neighborhood Form District, and conforms with the many other Commercial and Office uses along Outer Loop in this area across from the Jefferson Mall and other Commercial Shopping Centers.

The proposed project will conform to the Comprehensive Plan and Land Development Code and existing utilities are already provided to the site. Landscape buffering will be provided to properly screen the site, and the existing fencing will be kept in place. The existing entrance off Outer Loop will be utilized, and pedestrian access is currently provided via the existing sidewalk along Outer Loop. Drainage is provided to the MSD storm system along Outer Loop.

This project additionally requires a Variance to allow the existing building and proposed parking to encroach by 7 feet into the required 15' side yard setback. This Variance is required due to the existing house/building and access drive. Additionally, this project requires a Landscape Waiver to allow the existing building with proposed parking to encroach into this same 15 foot area/landscape buffer as the side yard setback. And lastly, this project requires a Variance to allow the existing parking in front to encroach into the required front yard infill setback.

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 black ink, appearing to read 'Chris Crumpton', written over a horizontal line.

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

JUSTIFICATION

To justify approval of any variance, the Board or Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

1. Explain how the variance will not adversely affect the public health, safety, or welfare.

The variance will not adversely affect the public health, safety or welfare because the existing building/house and drive already encroach 7' into this required side yard setback.

2. Explain how the variance will not alter the essential character of the general vicinity.

The variance will no alter the essential character of the general vicinity because the existing building already encroach and the parking is tying into the existing drive.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The variance will not cause a hazard or a nuisance to the public since the encroachment is already occurring from the existing building/house and drive.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance will not allow an unreasonable circumvention of the requirements because the encroachment is an existing condition

5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The variance arises from the conversion of the residential house to a commercial use which requires a larger side yard setback that the existing house and drive encroach into.

6. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

Strict application of the regulation would deprive the applicant of use of the existing house and driveway.

7. Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No, this is an existing condition that occurs on the site the way the house and driveway were originally constructed.

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Civil Engineering
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4350 Brownsboro Road, Ste 110
Louisville, Kentucky 40207
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January 15, 2026

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

**SUBJECT: 5114 Outer Loop Rezoning
Request for Rezoning
Letter of Explanation**

Planning & Design Services:

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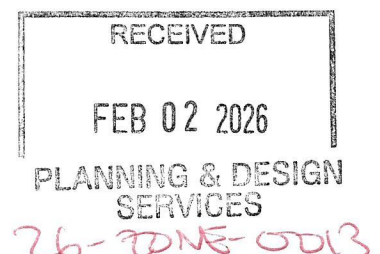
The proposed project will conform to the Comprehensive Plan and Land Development Code and existing utilities are already provided to the site. Landscape buffering will be provided to properly screen the site, and the existing fencing will be kept in place. The existing entrance off Outer Loop will be utilized, and pedestrian access is currently provided via the existing sidewalk along Outer Loop. Drainage is provided to the MSD storm system along Outer Loop.

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



DEVELOPMENT PLAN JUSTIFICATION

To justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer **ALL** of the following items. Use additional sheets if needed. Responses of Yes, No, or N/A will **NOT** be accepted.

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?

The only thing on site are existing trees that will be preserved.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Yes the site has an existing vehicular entrance and sidewalk to Outer Loop.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

Yes, almost one third of the rear of the property will remain greenspace.

4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?

Yes, the site drains to existing storm inlets and ditches on either side of the property.

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

Yes, the building is existing and matches the setbacks of adjacent buildings, and existing and proposed landscaping/screening will match the adjacent properties.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

Yes, the proposal is in Conformance with the Comprehensive Plan and Land Development Code, and provides a needed use in this commercial along the Outer Loop.



26-ZONE-0013

JUSTIFICATION

To justify approval of any waiver, the Board or Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

1. Will the waiver adversely affect adjacent property owners?

No, because the building and driveway are existing that encroach into the required 15' LBA, and the parking is meeting/matching up with the existing encroachment.

2. Will the waiver violate the Comprehensive Plan?

No, the waiver will not violate the Comprehensive plan because the remaining LBA will still be landscaped.

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

Yes, the extent of the waiver of the regulation is the minimum necessary to afford relief because the building and drive is existing.

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 strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land since the building and drive are existing.

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