

# C.R.P. & Associates, Inc.

January 24, 2021

Louisville Metro  
Department of Planning & Design Services  
444 S. 5th Street  
Louisville, KY 40202

**Re: Detail Explanation Letter for  
Revised Detailed District Development Plan for  
Todd's Place Lot 2 / Louisville Automotive Shop  
4409 Bardstown Road – Louisville, KY 40218  
T.B. 44, Lot 511  
Previous Case #'s 10374, 15DEVPLAN1092, 14VARIANCE1056**

To Whom It May Concern,

We are respectfully requesting a review / approval of the Revised District Development Plan of Todd's Place Lot 2 / Louisville Automotive Shop to permit a revised detailed district development plan to all for an automobile repair center located at the above mentioned address and are proposing the following for review and consideration:

- Pre-Engineered Steel - 1 Story, 35' height, 4,800 Square Feet Building w/ 7 service bays.
- Maintaining the existing curb cut on Bardstown Road based on development of Lot 1.
- Related vehicular circulation for 7 parking spaces including 1 ADA parking space.
- 6' Chain Link Fence to contain vehicles that are being serviced.

The property is currently zoned C-2 and is located in the Neighborhood Form District (NFD) and an Automobile Repair Center is a permitted use.

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 [crpodgursky@yahoo.com](mailto:crpodgursky@yahoo.com) as necessary.

Sincerely,



Charles Podgursky  
President / Owner

File / Attachments

**RECEIVED**  
FEB 01 2021  
**PLANNING &  
DESIGN SERVICES**

7321 LaGrange Road, Suite 111 --- Louisville, KY 40222  
502.423.8747 (office)

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