

November 23, 2022

Louisville Metro Planning and Design Services
444 S. 5th Street
Louisville, Kentucky 40202

Dear Customer Service:

As justification for the requested parking waivers to exceed the parking maximum for proposed 7 Brew Coffee sites, please accept the following information. All 7 Brew Coffee locations are 540 square feet and typically on 0.5 to 1.0 acres. Accordingly, because the LDC calculates parking minimums and maximums based on the square footage of the corresponding structures, the maximum parking permitted by the LDC is around five (5) parking spaces for this size coffee shop. 7 Brew Coffee shops utilize more than five (5) employees at peak operation, and thus need to exceed the parking spots permitted by the LDC.

Depending on the customer volume of a particular location, there can be ten (10) employees working the busiest shifts at 7 Brew Coffee locations. In addition to parking spaces needed for employees during their shifts, at times of shift change 7 Brew Coffee may need additional parking spaces for those employees coming into work before those leaving remove their cars from the lot. 7 Brew Coffee may also utilize a pick-up window that can account for 2-3 spaces for customers who park and order. The parking spaces may also be utilized for deliveries and equipment repair vehicles. This information is based on my research into the 7 Brew Coffee business model. I have communicated extensively with the operators of 7 Brew Coffee and have even visited other stores in other states to study and view their operating conditions, including their parking needs. 7 Brew Coffee designs their development plans to include sufficient parking for the anticipated needs of that location. Due to all the reasons shown above, 7 Brew Coffee submits that it is justified in its request to exceed the parking maximum permitted by the LDC.

Thank you for your consideration.

Casey Smallwood

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22-ZONE-0 147

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.

Waiver of LDC Table 9.1.3B to permit greater than the maximum required parking.

Explanation of Waiver:

1. The waiver will not adversely affect adjacent property owners because the property adjacent to the requested waiver consists of two, residentially-zoned parcels that have a church and a school on them, each with large parking lots in proportion to the size of the structures located on said parcels, and one commercially-zoned property that has a coffee shop located on it. The maximum parking required by the LDC for this proposed structure and use does not comport with the needs of this business as a confluence of two primary issues, both of which can be resolved by additional parking, thus mitigating any potential adverse effects on adjacent property owners: (1) the proposed structure has a very small footprint; and (2) the proposed business utilizes a large number of employees relative to the structure's size for efficiency purposes.
2. The waiver will not violate the Comprehensive Plan for all the reasons set forth in the Detailed Statement of Compliance with all applicable Guidelines and Policies of the Plan 2040 Comprehensive Plan filed with the original rezoning application. Additionally, exceeding the maximum parking permits this business to operate with a sufficient number of employees to service customers in a highly-efficient, environmentally-conscious manner. This operation brings about an increased tax base while decreasing the idling time for cars waiting in line to order and receive products.
3. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant because the maximum parking requirements as calculated by the applicant are based on its needs for employees to operate efficiently. The LDC calculates the needs of the business solely based on the size of its structure. The applicant has a business model based on a small structure with numerous employees, and, accordingly, requires relief from the LDC's calculation methodology that does not take into account the business operating needs.
4. Strict application of the provisions of the regulation would deprive the applicant of a reasonable use of the land and would create an unnecessary hardship on the applicant because the need for the waiver is based upon the confluence of the small building footprint and the larger operational needs for employees. Strictly applying a calculation based solely on square footage of the proposed structure is arbitrary and does not account for individual business needs,

and its application deprives this applicant of the ability to operate a small, efficient coffee shop at any location at which the LDC calculation applies.

Date:

1/6/2023

1/7/2023

1/8/2023

	Time	7 Brew Jeffersonville IN	Time	7 Brew Jeffersonville IN	Time	7 Brew Jeffersonville IN
9:00	9:11	10	9:01	11	9:02	10
10:00	10:08	9	10:06	10	10:02	9
11:00	11:09	9	11:00	10	11:03	9
12:00	12:09	9	12:09	10	12:05	9
1:00	1:01	7	1:04	8	1:09	7
2:00	2:06	7	2:08	8	2:00	7
3:00	3:02	6	3:02	7	3:00	6
4:00	4:09	6	4:06	7	4:06	6
5:00	5:00	6	5:00	7	5:11	6
6:00	6:02	6	6:09	7	6:06	6
7:00	7:05	5	7:11	6	7:02	5
8:00	8:01	5	8:12	6	8:00	5
Average		6.82		7.82		6.82

7 Brews Coffee

7 Brews Coffee

7 Brews Coffee

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JAN 11 2023

PLANNING &
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22-ZONE-0147

Date:

1/6/2023

1/7/2023

1/8/2023

	Time	7 Brew Kingsport TN	Time	7 Brew Kingsport TN	Time	7 Brew Kingsport TN
9:00	9:11	11	9:01	12	9:02	11
10:00	10:08	10	10:06	11	10:02	10
11:00	11:09	10	11:00	11	11:03	10
12:00	12:09	10	12:09	11	12:05	10
1:00	1:01	8	1:04	9	1:09	8
2:00	2:06	8	2:08	9	2:00	8
3:00	3:02	7	3:02	8	3:00	7
4:00	4:09	7	4:06	8	4:06	7
5:00	5:00	7	5:00	8	5:11	7
6:00	6:02	7	6:09	8	6:06	7
7:00	7:05	6	7:11	7	7:02	6
8:00	8:01	6	8:12	7	8:00	6
Average		7.82		8.82		7.82

7 Brews Coffee

7 Brews Coffee

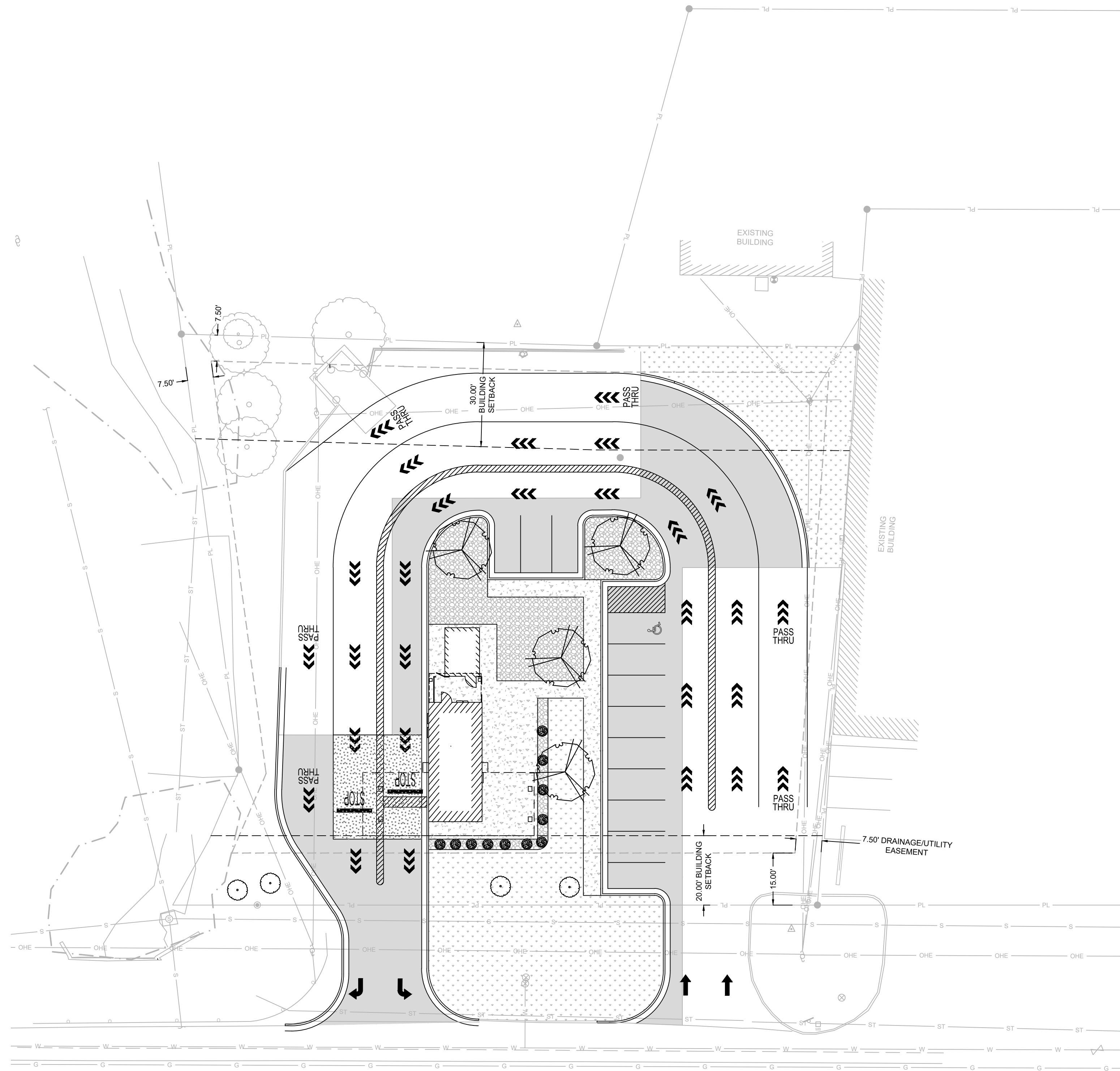
7 Brews Coffee

RECEIVED







JAN 11 2023

PLANNING &
DESIGN SERVICES

22-ZONE-0147



HATCH LEGEND:

-  = ASPHALT PAVEMENT
PER DETAILS, SHEET C-701.
-  = 4" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAILS, SHEET C-701.
-  = 8" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAILS, SHEET C-701.
-  = SPILL CURB
PER DETAILS, SHEET C-701.
-  = LAWN RESTORATION.
INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT
SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARY REFLECT FULL
EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE
ALL DISTURBED AREAS.
-  = LANDSCAPE ROCK.
PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

- ① MATCH EXISTING PAVEMENT.
- ② CONCRETE CURB AND GUTTER PER DETAIL, SHEET C-701.
- ③ 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS, SHEET C-701.
- ④ CANOPY PER ARCHITECTURAL PLANS.
- ⑤ CONNECT TO EXISTING CURB.
- ⑥ ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- ⑦ EDGE OF CONCRETE SLAB TO BE THICKENED PER CONCRETE STOOP/WALK EDGE DETAIL, SHEET C-701.
- ⑧ 1'-0" SOLID RED STOP BAR ON ASPHALT WITH 4'-0" TALL "STOP" TEXT PAINTED IN RED PER DETAIL, SHEET C-701.
- ⑨ 4" SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACED AT 24".



0 10 20
H. SCALE: 1" = 20'

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 SPRINGFIELD, MO 65904
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 www.tothassociates.com
 CERTIFICATE OF AUTHORITY
 IN# NOT REQUIRED
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C-201
SITE PLAN

DATE: AUGUST 5, 2022

7 BREW COFFEE
KINGSPORT, TN
 1336 EAST STONE DRIVE
 KINGSPORT, TN 37660



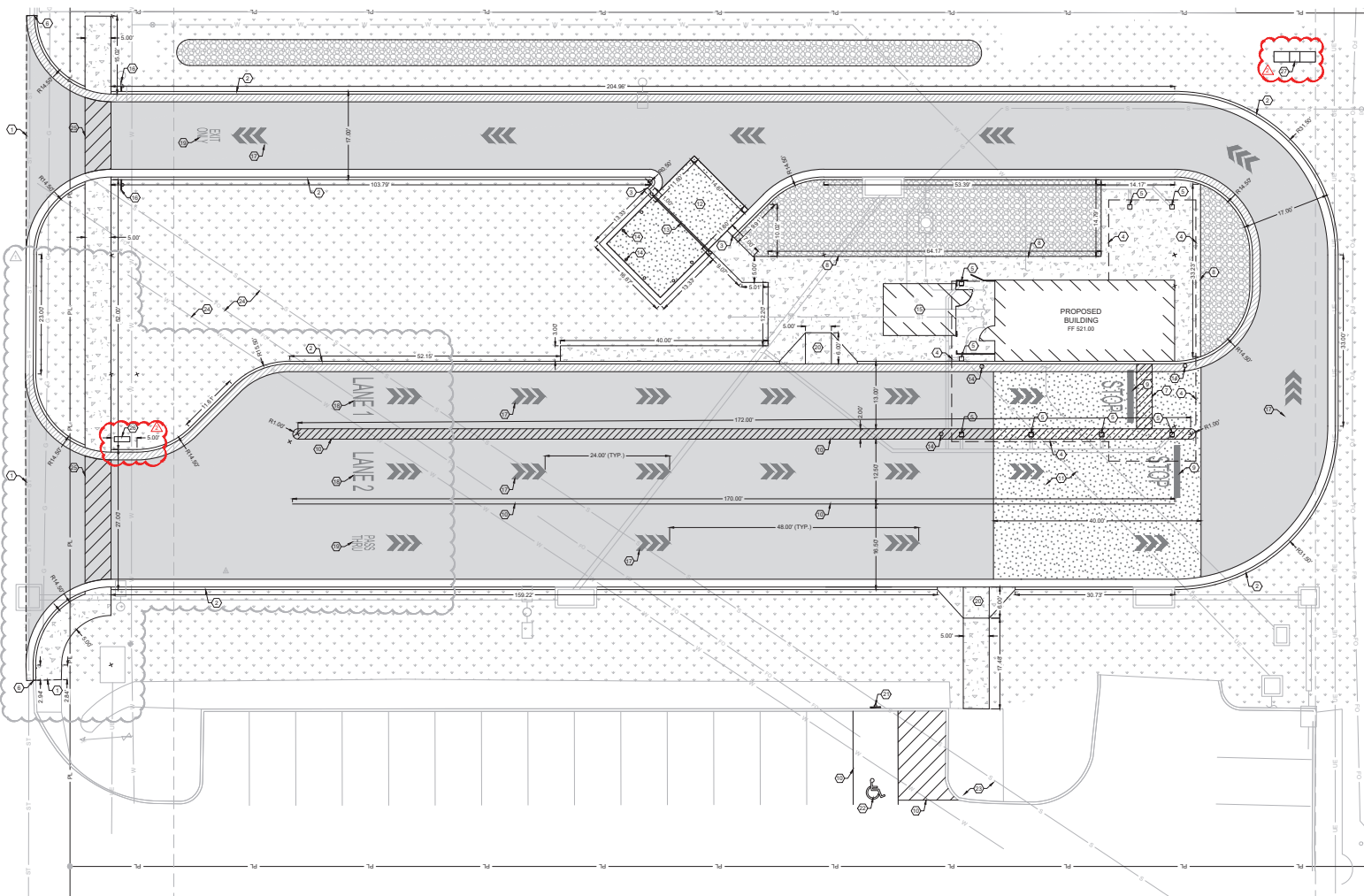
ENGINEER OF RECORD:
 NAME: SHAWN W. BARRY
 LICENSE NO. TN # PE-126713

PROJECT NUMBER:
 22100 7BJI

REVISION:



116 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889 - F (417) 581-9002
 ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427



PROJECT NOTES:

- PROPOSED USE: COMMERCIAL DRIVE-THRU
- ZONING: PLANNED DEVELOPMENT (PD)
- BUILDING AREAS:
 - B - BUSINESS: 540 SQ. FT.
 - S-2 - STORAGE (REMOTE COOLER): 140 SQ. FT.

HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAILS SHEET C-701.
- 4" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- 8" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- SPILL CURB PER DETAILS SHEET C-701.
- LAWN RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARILY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
- LANDSCAPE: RIVER ROCK OVER COMMERCIAL GRADE WEED FACING.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL SHEET C-701.
- INSTALL CURB TRANSITION PER DETAIL SHEET C-701.
- CANOPY PER ARCHITECTURAL PLANS.
- COLUMNS PER ARCHITECTURAL PLANS.
- CONNECT TO EXISTING CURB.
- ALIGN CROSS WALK WITH SLIDING DOOR PANEL AT FRONT OPENING.
- EDGE OF CONCRETE SLAB TO BE THICKENED FOR CONCRETE STOP/WALK EDGE DETAIL SHEET C-701.
- 12" SOLID RED STOP BAR WITH 48" TALL "STOP" TEXT PAINTED IN RED, PER DETAIL SHEET C-701.
- 4" SOLID BLUE PAVEMENT MARKER, TYPICAL.
- 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- 8" CONCRETE PAD FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- TRASH ENCLOSURE AND GATE, SEE ARCHITECTURE PLANS.
- PIPE BOLLARD, TYPICAL PER DETAIL SHEET C-701.
- FREEZER LOCATION. FREEZER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER DETAILS SHEET C-701.
- ONE-WAY. DO NOT ENTER SIGN PER DETAIL SHEET C-701.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C-701.
- 48" TALL "LANE 4" PAINTED IN BLUE.
- 24" TALL "PASS THRU & EXIT ONLY" PAINTED IN BLUE.
- TYPE 1 ADA CURB RAMP PER DETAILS SHEET C-701.
- ADA VAN ACCESSIBLE SIGN PER DETAILS SHEET C-701.
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL, PER DETAILS SHEET C-701.
- EXISTING ADA RAMP.
- APPROXIMATE LOCATION OF ABANDONED UTILITIES. THESE UTILITIES MAY STILL EXIST BUT SHOULD BE INACTIVE. CONTRACTOR TO EXERCISE CAUTION WHEN WORKING AROUND THEM.
- 4" SOLID WHITE PAVEMENT MARKER, TYPICAL.
- DIRECTIONAL SIGN PER SMALL SIGNAGE DETAIL. SEE STRUCTURAL PLAN SHEET S3.2.
- PYLON SIGN PER LARGE SIGNAGE DETAIL. SEE STRUCTURAL PLAN SHEET S3.3.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 6,756 SQ. FT.
 PRE-PROJECT PERVIOUS AREA = 34,390 SQ. FT.
 POST-PROJECT IMPERVIOUS AREA = 25,878 SQ. FT.
 POST-PROJECT PERVIOUS AREA = 15,370 SQ. FT.

NOTE:
 CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE ARE TAKEN INSIDE THE PROPERTY LINE.

PARKING SCHEDULE NOTES:

PROPOSED 7 BREW (RESTAURANT) CITY CODE REQUIREMENTS: 4 SPACES REQUIRED, 15 SPACES PROVIDED



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TORGERSON DESIGN PARTNERS
 ARCHITECTURE / REAL ESTATE / DEVELOPMENT

 110 NORTH 2ND AVENUE COVINGTON, MO 65012 P: 417.581.8819 F: 417.581.9022
 ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-200011472

CMC
 CREATIVE MODULAR CONSTRUCTION

7 BREW COFFEE
 JEFFERSONVILLE, IN
 TRACT 9B-1 IN E. 10TH STREET
 JEFFERSONVILLE, IN 47130



ENGINEER OF RECORD:
 NAME: MATTHEW MILLER
 LICENSE NO. IN # PE-12100343

PROJECT NUMBER:
 22100 7811

REVISION:
 06/26/2022 CITY REVIEW COMMENTS
 07/26/2022 OWNER COMMENTS

C-201
 SITE PLAN
 DATE: MAY 27, 2022