

Terry White
960 Ellison Ave
Louisville, KY 40204

12/30/16

Letter of Explanation

960 Ellison Ave was purchased in May of 2016 and at that time the property consisted of:

- Tattoo studio in the front of the first floor
- 1-bedroom apartment in the back of the first floor
- 2 apartments on the second floor

We would like to convert the front of the first floor to a Photography Studio for Kylene's Photography, keep the existing apartment in the back of the first floor, combine the 2 apartments on the second floor to create one dwelling and use the space at 1212 Krieger St for an apartment.

The structure at 1212 Krieger was historically used as a drug store, hardware store and most recently a lawnmower repair shop however the previous owners lost the Non-conforming rights and it is currently zoned for a storage space. The previous owner did rough in electric and plumbing for a dwelling at 1212 Krieger but did not request zoning change at that time.

We feel the change will be well received with the neighborhood and not create any additional parking issues. The photography studio will operate from 10-5 during the week and is a low volume business with 2-3 clients per week visiting the location.

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The traditional neighborhood form district is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections or larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multifamily dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open spaces such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are fifty to one hundred twenty years old, it is hoped the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces

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