



**OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE**

444 S 5th St., Suite 300
Louisville, KY 40202
(502) 574-6230

<https://louisvilleky.gov/government/planning-design>

Waiver Justification

Waiver of Land Development Code Section(s): 1220.08

In accordance with Chapter 11.8 of the Land Development Code, the Planning Commission or Board of Zoning Adjustment must consider, but is not limited to, the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the waiver will not adversely affect adjacent property owners; and,

A waiver allowing 7 Brew to have more than 3 signs on sides of their building will not adversely affect adjacent property owners in that the signage is directional and provides continuity of branding to customers so that they understand where they should proceed to and where they should get their drinks. The signage is on the building itself and the cooler facades and does not project in any way onto or cause disturbance to adjacent properties.

2. Explain how the waiver will not violate the Comprehensive Plan; and,

This waiver does not violate the Comprehensive plan as all signage proposed was included in the submitted Development Plan and does not change the Comprehensive Plan in any way.

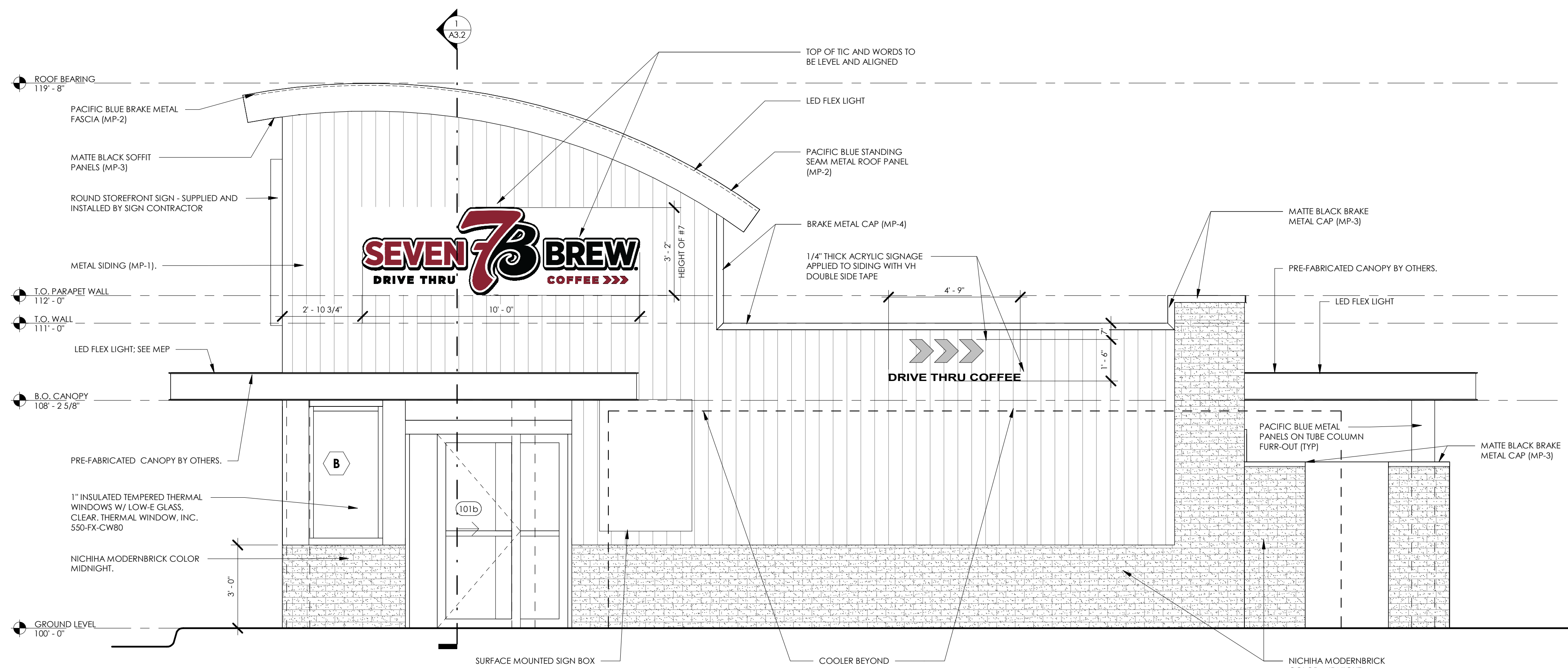
3. Explain how the extent of waiver of the regulation is the minimum necessary to afford relief to the applicant; and,

Granting the waiver will allow customers to more easily see where they need to go to get into the drive thru stacking and provide the menu for customers to choose from as well as provide branding so that they understand where they can get their drinks.

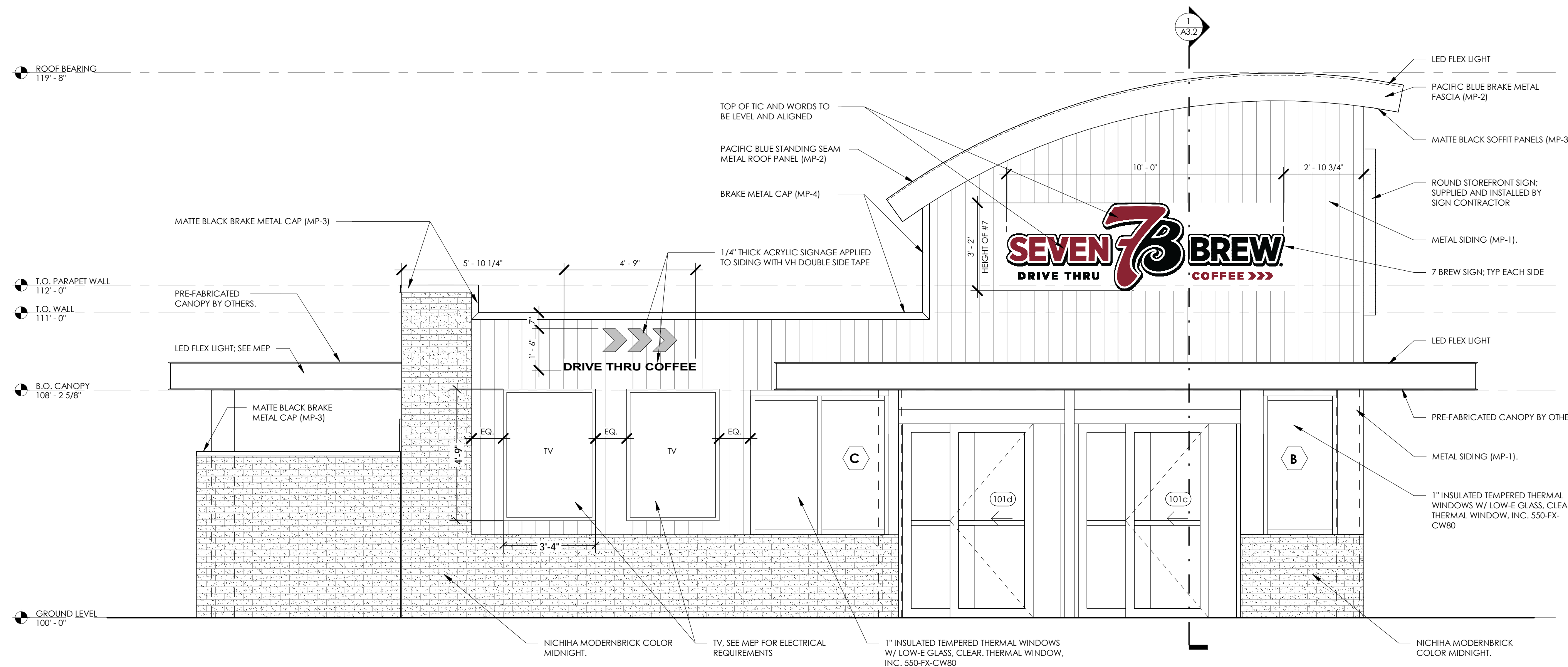
4. Either:

- a. Explain how the applicant has 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**
- b. 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 an unnecessary hardship on the applicant.**

7Brew has developed a plan for their business in this location that meets and exceeds the minimums required by the town of Middleton. The signage plan meets the minimum but granting this waiver would allow 7 Brew a more beneficial opportunity to serve customers and the town of Middletown faster by providing additional opportunity for menu choice prior to entry in the stack thereby providing a faster level of service and getting customers through the business and on their way in a timely manner limiting any traffic impacts on surrounding areas.



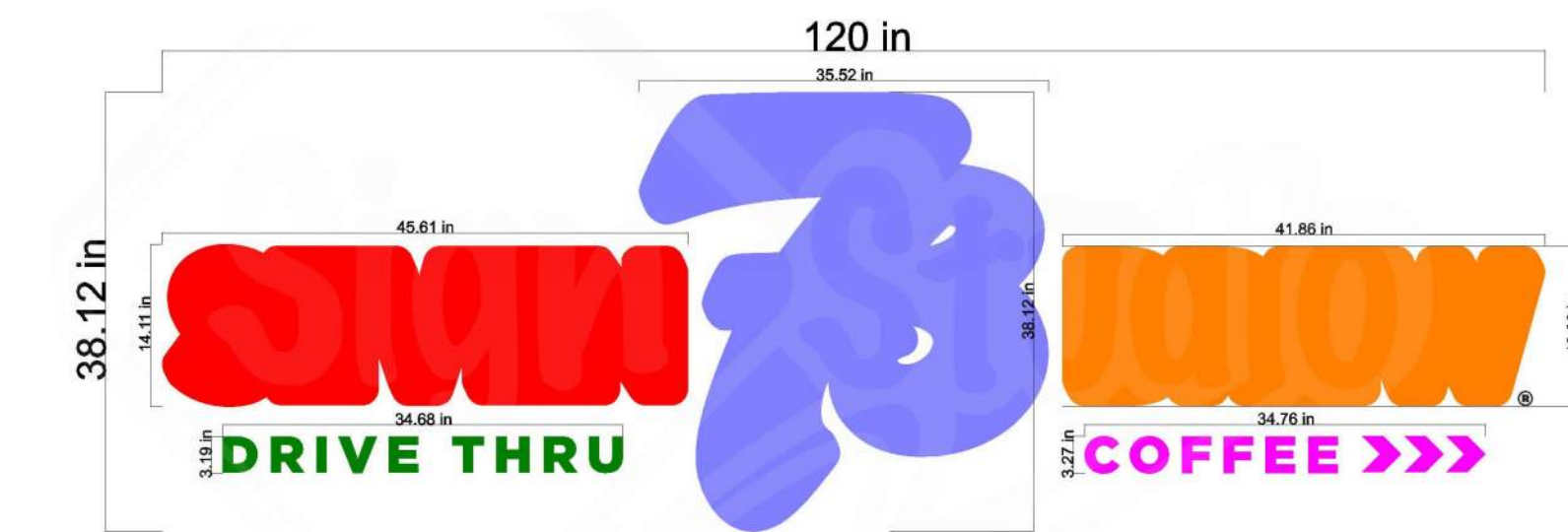
1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

Type: LED Channel Letters
Size: 38.12" x 120"
Material: Aluminum, Acrylic/Lexan, LEDs
Sides: 1
Quantity: 2 per building
Notes:

WALL SIGNAGE



4.2 sq ft 35 sq ft 6.21 sq ft 3.8 sq ft .36 sq ft

Type: Drive Thru Coffee
Size: 15" x 48"
Material: metal/aluminum
Color: brushed aluminum
Sides: (1)



ARCHITECT OF RECORD
NAME: ADAM KREHER
LICENSE NO. 7077

PROJECT NUMBER: 22041 78MKY
REVISION:

7 BREW COFFEE
MIDDLETOWN, KY
12525 SHELBYVILLE RD.,
MIDDLETOWN, KY 40203