

**Letter of Explanation
Fort Locks Self-Storage
Rezoning and Conditional Use Permit**

The Applicant is requesting a rezoning and a Conditional Use Permit. The rezoning request is from R-4 to C-2 with a Conditional Use Permit by Section 4.2.35 of the Louisville Metro Land Development Code for Self-storage.

The subject site will be incorporated into the existing Fort Locks Self-Storage facility. The subject site has an address of 8000 Stuart Avenue per the Property Valuation Administration. The existing Fort Locks Self-Storage facility has an address of 7650 Dixie Hwy, Louisville, KY 40258.

The subject site is zoned R-4 and is located in both the Neighborhood and Suburban Marketplace Corridor Form District. The proposal is to construct additional self-storage buildings including a covered parking structure for the storage of recreational vehicles and boats.

The Applicant is requesting variance from Section 5.3.2.C.2.b of the Louisville Metro Land Development Code to vary to Suburban Marketplace Corridor 25' non-residential to residential setback adjacent to the north property line.

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