

VARIANCE JUSTIFICATION STATEMENT

Bachelor Holdings, LLC

745 Jefferson Court

The proposed variance, which will permit the applicant to exceed the maximum building height by 52' to 97', will not adversely affect the public health, safety or welfare. The applicant proposes to develop this vacant site into a compact, multi-level warehouse. The subject property is located between Preston Highway and I-65, behind an existing car sales lot and sits between several manufacturing businesses, including Accu-tec Packaging and Mercury Logistics.

The variance will not alter the essential character of the general vicinity. The subject property is surrounded by a variety of zoning districts, including OR-1, R-5, M-2, C-1, and C-2. The applicant is seeking a variance for the building to exceed the maximum height in order to allow the building to function as a two-story warehouse. The proposed variance will maintain the character of the general vicinity.

The variance will not cause a hazard or nuisance to the public. The variance will not have any adverse impact on the sightlines of adjacent property owners. The subject property and proposed structure are located between an existing car sales business and I-65. The proposed variance will provide additional noise buffering between the commercial and residential properties to the east and I-65.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The applicant proposes to construct a compact, multi-level warehouse with sufficient interior height in each of its two levels to accommodate contemporary operations. A warehouse like this, while used in other countries, is not contemplated by the LDC, leading to the need for relief.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The subject property is located between I-65 and Preston Highway on land that was purchased by the Louisville Airport Authority as part of noise abatement related to the airport expansion. The property is surrounded by commercial and institutional uses and is very close to the airport and UPS Worldport operations. Allowing for a compact, multi-level warehouse in this location will reduce truck miles traveled compared to more remote sites.

The strict application of the regulations would create an unnecessary hardship. Strict application of the regulations would force the applicant to redesign its building and would prohibit the applicant of the reasonable use of the property. It would further push warehouse space away from the airport, causing trucks to have to travel more miles for the same use.

The circumstances are not the result of the actions taken by the applicant subsequent to the adoption of the zoning ordinance as the applicant has not yet developed or taken any action with respect to the property.

