



07/27/20

To Whom it May Concern,

This letter is a written statement of compliance, demonstrating compliance with The Land Development Code Plan 2040 for the property located at 1616 Rosewood Ave which is requesting a zoning change from R5 to R6.

The property is located in the Highlands between Bardstown Rd and Baxter Ave, adjacent to Mid-City Mall. It was purchased in 2013 by the owner who completely renovated the dilapidated building to a beautiful home. Now their family situation has changed, they need more space to blend their family. The plan is to build a garage with an accessory apartment above located at the rear of the property. As a result, the project exceeds the FAR in zone R5, they are requesting a zoning change to R6.

This request complies with all principles in the LDC Plan 2040. The owner wants to stay at this location because it is **connected** to their family, friends, school, work, food and other necessities. The project is a **healthy** solution for the built environment because it promotes density and connectivity. It is a **healthy** solution personally because they walk to school everyday, play in Tyler Park, bike to Cherokee Park, drive less and support local businesses. Density is **sustainable**, walkability is sustainable and the design of the new structure will be sustainable. The house itself is an **authentic** piece of the fabric of the street and neighborhood. The plan to add an accessory apartment is a form of adaptive re-use of the land, as the fabric of our families and neighborhoods continue to change. Finally, it promotes **equality** by valuing diversity of family types, property types and zoning types.

Sincerely,

Concepts Architects