



General

Waiver Application

Louisville Metro Planning & Design Services

Case No: _____

Intake Staff: _____

Date: _____

Fee: _____

STAFF USE ONLY ABOVE THIS LINE

Applications are due on Mondays at 2:00 p.m. to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/government/planning-design>.

Project Information

Much of the property information below can be found on the Land Development Report via the LOJIC Online Map tool: <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the to view the Land Development Report.

Application is hereby made for one or more of the following waivers of the Land Development Code:

Landscape Waiver of Chapter 10, Part 2

Other: Waiver of Section **5.5.1.A.3.a**

Note: A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: **to allow for a parking lot to be located in front of the proposed building.**

Primary Project Address / Parcel ID: **745 Jefferson Court/083D00150015**

Additional Address(es) / Parcel ID(s): **3025-3031 Nelson Court/083D00390034, 083D00400000, 083D00410000**

Proposed Use: **Warehouse** Existing Use: **Vacant**

Current Zoning District: **M-2** Current Form District: **Trad. Workplace**

Deed Book(s) / Page Numbers: **12335/214**

Deeds are available online at: <https://search.jeffersondeeds.com>

Acreage of subject property: **6.9** Number of Adjoining Properties: **13**

Use the LOJIC Online Map tool: <https://www.lojic.org/lojic-online>
Search the site's address and count the number of adjoining properties.
1st-tier properties: properties that adjoin or are across the street from the proposed development site.

Has the property been the subject of a previous development proposal? Yes No

Note: This information can be found on the Land Development Report (Related Cases)

If yes, please list the Docket / Case Number(s): **22-CAT3-0018, 22-CUPPA-0364, 22-STRCLOSUREPA-0027**

Waiver Justification

To justify approval of any waiver, the Planning Commission considers the four criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or N/A** will **not** be accepted.

1. Will the waiver adversely affect adjacent property owners?

See attached.

2. Will the waiver violate the Comprehensive Plan?

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

4. Has either (a) the applicant 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 would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Contact Information

Print and use a second copy of this page if additional contacts are needed.

Owner:

Name: Eric Bachelor

Company: Bachelor Holdings, LLC

Address: 10463 Harrier St.

City: Plantation State: FL Zip: 33324

Primary Phone: _____

Alternate Phone: _____

Email: _____

Applicant / Contact:

Name: Clifford H. Ashburner

Company: Dinsmore & Shohl, LLP

Address: 101 S. Fifth Street, Suite 2500

City: Louisville State: KY Zip: 40202

Primary Phone: 502-540-2382

Alternate Phone: _____

Email: clifford.ashburner@dinsmore.com

Owner Signature (required):

Eric Bachelor

Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Eric Bachelor, in my capacity as Manager, hereby *representative/authorized agent/other*

certify Bachelor Holdings, LLC is (are) the owner(s) of the property which *name of LLC/corporation/partnership/association/etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: *Eric Bachelor* **Date:** 2/28/2023

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Checklist**Please submit the completed application along with the following documents****Applications will not be accepted without the following items:**

- Site Plan:** Provide a site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are **not acceptable**. **Note:** ask Customer Service for a SITE PLAN GUIDE for reference.
 - ✓ Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
 - ✓ Vicinity map that shows the distance from the property to the nearest intersecting street
 - ✓ North arrow
 - ✓ Street name(s) abutting the site
 - ✓ Property dimensions
 - ✓ Building limit lines
 - ✓ Electric, telephone, drainage easements with dimensions
 - ✓ Existing and proposed structures with dimensions and distance from property lines
 - ✓ **Highlight** (in yellow) the location of the waivers

- Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and OWNERS, your Case Manager, and any individuals who provided oral or written testimony in support or opposition of previous public hearing regarding the site (ask Customer Service for a "HOW-TO: USER GUIDE" for step-by-step instructions). Applicant is responsible for mailing.

- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.

- Fee: \$225** Application Fee (Cash, charge or check made payable to "Louisville Metro Government")