



From the desk of Terry Barker

August 16, 2017

Letter of Justification

Rezoning of 8107 Blue Lick Rd,

Louisville, Ky. 40219

from R-4 to C-1

I am writing this letter for justification of the rezoning of my property from R-4 to C-1. As you may know this property is located in the Suburban Marketplace Corridor on Blue Lick Rd. approximately 640 feet from Preston highway. Over the years this area has grown into a busy retail and service area stemming from Home Depot directly behind this property to auto and home service businesses across the street. I feel my upscale clothing store will be an asset to this area with no other stores like this south of the Outer Loop. Specializing in bridal, prom and highend special occasion clothing will definitely bring customers in from all areas of Jefferson, Bullitt, Clark and surrounding counties that will utilize other businesses in the area. Being in this business for 14 years, I have accommodated customers from several states as well. Neighbors have expressed to me, they are pleased with the proposal of this business in their area. So I am asking for an approval to my request to have this property rezoned to C-1.

*Thank You,
Terry Barker*

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AUG 15 2017

DESIGN SERVICES

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Will the waiver adversely affect adjacent property owners?

NO, This will not adversely affect property owner. We have existing trees and landscaping that already buffer our area from theirs.

2. Will the waiver violate the Comprehensive Plan?

NO, will not violate the Comprehensive Plan especially since we are looking to rezone the property from R-4 to C-1.

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

yes, a pre-existing structure is already there. There are several trees on that side to sustain some buffer between the structure and a parking lot to the adjacent property.

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?

(B) The area between the two properties is already a pre-existing home/structure. The distance is approximately 3' less than requirement.

X **General Waiver Justification:**

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1. Will the waiver adversely affect adjacent property owners?

No, there is an existing privacy fence that divides the property from Home Depot's entrance.

2. Will the waiver violate the Comprehensive Plan?

No, especially since we are proposing to rezone from R4 to C1.

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

Yes,
a 5' landscape buffer is required. There is not enough footage to allow for parking spaces to the side of existing structure.

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?

(a) The parking spaces will start from the ~~park~~ property line on the east side where there is an existing privacy fence. 42' is required, as there is 44' from property line to side of existing structure.