

## Variance Attachment Kameri Auto Sales

1. This request is to allow an existing automobile sales business to expand along a portion of the existing channel. The expansion is for automobile sales display and the relocation of the detailing area. There are no natural resources on the property other than the floodplain and the adjacent man-made drainage channel. This expansion will not detrimentally affect the public health, safety, or welfare.
2. This is an expansion of an existing automobile sales business. This same owner / developer has had the site previously approved as it exists today. The proposal does not impact access or maneuvering. Granting the requested variance will not alter the general character of the area.
3. As stated above this is an expansion of an existing automobile sale business. There are no nearby residential properties impacted by the request. Granting the variance will not create a public nuisance or hazard.
4. The applicant has been working with an engineer in an effort to minimize the amount of encroachment. The unique situation is the combination of several usual occurrences. Specifically, the narrow lot, the proximity to the drainage channel, the proximity to large electric transmission towers, and the related easements for each. There is only a small area that is not in the LG&E easement, and that is where the existing building is located. There will be an area on this property that will remain undeveloped. Granting the variance is not an unreasonable circumvention of the requirements of the zoning regulations.

### Additional Considerations:

As stated above there are unique or special site characteristics that do not generally apply to the area.

Strict application of the regulations will deprive the applicant / owner the opportunity to expand his business.

The applicant / owner is responsible for the plan and requests, but is not responsible for the unusual circumstances regarding developing this site.

The proposal is compliance with the comprehensive plan as it encourages development and redevelopment of property as well as recommending providing an economic climate that improves growth, innovation, and investment and further promoting the success of businesses through preservation of the workplace. This is an appropriate land use, with proper zoning, and meets the requirements of the Land Development Code. Certain waivers and variances were previously obtained.

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