C.R.P. & Associates, Inc.

June 6, 2022

Louisville Metro
Department of Planning & Design Services
444 S. 5th Street
Louisville, KY 40202

Re: Detail Explanation Letter for
Planned Development Option Area
2824 Montgomery Street Redevelopment
2824Montgomery Street – Louisville, KY 40212
T.B. 5E, Lot 43

To Whom It May Concern,

We are respectively requesting a review / approval of the Planned Development Option Area to permit a four (4) unit multi-family redevelopmentlocated at the above mentioned address and are proposing the following for review and consideration:

- Property Size 0.16 Acre (6,930.00 S.F.).
- Existing 2 Story Wood Frame / Wood Siding dwelling to be redeveloped as a 4 unit apartment building.
- Calculated Density 25.00 Dwelling Units / Acre (58.08 Dwelling Units / Acre Allowed)
- 3 parking spaces onsite and 1 on street parking spaces for a total of 4 parking spaces.

The property is currently zoned U-N and is located in the Traditional NeighborhoodFormDistrict (TNFD) and a multi-family developmentis a permitted use with Planning Commission and Legislative Body Approval.

Overall it's our opinion the proposal meets and/or exceeds all requirements of the LDC and follows the guidelines of the Comprehensive Plan respectively.The proposed project plan design / performance intent conforms to the respective policies / guidelines set forth.

I look forward to working with you on this proposal and welcome any comments or suggestions as we proceed without delay through the Rezoning and Conditional Use Permit approval process. Please contact me at 502.639.9748 or crpodgursky@yahoo.comas necessary.

Sincerely,

Charles Podgursky
President / Owner

File / Attachments

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JUN 13 2022
PLANNING & DESIGN SERVICES
22-[redacted]DDP-0069

7321 LaGrange Road, Suite 111 --- Louisville, KY 40222
502.423.8747 (office)