VARIANCE JUSTIFICATION STATEMENT

3011 N. Winchester Acres Road, 2719 Chamberlain Lane, 2721 Chamberlain Lane, and 3306 Collins Lane, 3308 Collins Lane

Ford Motor Company

The proposed variance, which requests a 30-foot variance from LDC 5.3.4.D.4 to allow a portion of the building to exceed the 50-foot maximum permitted height, will not adversely affect the public health, safety, or welfare.

The applicant proposes to develop vacant land into two industrial buildings to support the expansion of the Ford Kentucky Truck Plant on the properties located at 3009 N. Winchester Acres Road, 3011 N. Winchester Acres Road, 2719 Chamberlain Lane, 2721 Chamberlain Lane, and 3308 Collins Lane (collectively, the "Subject Property"). The Subject Property is adjacent to the Ford Kentucky Truck Plant and is surrounded by other industrial and commercial uses.

The requested variance will not alter the essential character of the general vicinity. Surrounding zoning classifications include CM, C-1, C-2, PEC, OR, OR-1, and OR-3, reflecting a mix of employment, industrial, commercial, and office uses consistent with the proposed development. The variance is sought to allow the building height necessary to provide the Applicant flexibility for the potential use of the proposed industrial buildings.

The variance will not create a hazard or nuisance to the public. The proposed structures are located adjacent to the existing Ford Kentucky Truck Plant and will be similar in height to portions of the existing facility, ensuring compatibility with the surrounding area. The development will include additional landscape buffering and retaining walls to further mitigate any potential impacts on adjoining properties. The variance will not materially adversely affect sightlines or neighboring properties compared to the building height allowed under the LDC.

The variance will not constitute an unreasonable circumvention of the zoning regulations. The applicant seeks to construct two industrial buildings with sufficient interior height to support industrial use of the proposed buildings.

The variance arises from special circumstances that do not generally apply to other properties in the vicinity. The Subject Property's location along Chamberlain Lane, its adjacency to an existing large-scale manufacturing facility, and its proximity to I-265 create site-specific conditions that support the requested relief.

The strict application of the regulations would create an unnecessary hardship. Strict application of the regulations would force the applicant to redesign its building, limit the potential use of the proposed industrial buildings, and would prohibit the applicant of the reasonable use of the property.

The circumstances are not the result of the actions taken by the applicant subsequent to the adoption of the zoning ordinance as the applicant has not yet developed or taken any action with respect to the property.