	p p de versión de la constant de la	
<u>Ge</u>	eneral Waiver Justification:	
crite	order to justify approval of any waiver, the Planning Commission or Board of Zoniteria. Please answer <u>all</u> of the following questions. Use additional sheets if neede not acceptable.	
1.	Will the waiver adversely affect adjacent property owners?	
	The waiver will not affect the adjacent property b/c 30' allows for the pla Buffer and adequately screen and transition between the different land	•
2.	Will the waiver violate the Comprehensive Plan?	
	This will not violate the comprehensive plan b/c the property zoned R-4 is more appropriately zoned commercial.	is located within and area that RECEIVED
		FEB 05 2018
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3.	Is extent of waiver of the regulation the minimum necessary to affor	d relief to the applicant?
	In order to develop the property efficiently the waiver is necessary, hower provided within the 30' LBA.	ever the planting can still be
1 	Has either (a) the applicant incorporated other design measures that the district and compensate for non-compliance with the requirement beneficial effect) or would (b) the strict application of the provisions applicant of the reasonable use of the land or would create an unnecapplicant? The applicant has agreed to plant the required planting within the buffer mitigate the request for the waiver.	nts to be waived (net of the regulation deprive the cessary hardship on the
- 1		

17 ZNE 107 1

C.R.P. & Associates, Inc.

January 29, 2018

Louisville Metro Planning & Design Services 444 South Fifth Street, Suite 300 Louisville, KY 40202-4313

Re: Detail Explanation Letter for ALIBRO Holdings, LLC – Mini Storage

12313 Old LaGrange Road - Louisville, KY 40217

T.B. 15, Lot 124

Previous Case # 17MINORPLAT1087, 17ZONE1071

To Whom It May Concern,

We are respectively requesting a Formal Application for a Zone Change from R-4/C-1 to C-2 as well a Formal Application Review for a Conditional Use Permit for a Mini-Storage Facility located at the above mentioned address and are proposing the following for review and consideration:

- (1) office / retail building, 1 story / 15' height; 400 Square Feet +/-
- (4) mini-storage warehouses, 1 story / 15' height; total 15,162 square feet +/-
- Related asphalt parking for the site (2 parking spaces) and access drives for mini-storage warehouses.
- (1) Proposed entrance / exit from Old LaGrange Rd as indicated.

The property is currently zoned R-4 / C-1 and is located in the Suburban Workplace Corridor form district (SWC). The proposal as state above will require a Zoning Change from R-4/C-1 to C-2 with a Conditional Use Permit per the Land Development Code, Chapter 4, Part 2.35 to permit mini-warehouses. Criteria (A) through (H) minimum conditional use permit requirements are being achieved with the exception of item (B) in select areas as noted on the plan. This modification request will be mitigated by additional plantings and screening from the neighboring properties.

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 cpodgursky@yahoo.com as necessary.

Sincerely

Charles Podgursky President / Owner

File / Attachments

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FEB 05 2018

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