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October 8, 2018

Case Manager
Louisville Metro Planning & Design Services
444 S. Fifth Street
Louisville, Kentucky 40202

Re: Revised Detailed District Development Plan & Waiver applications for property located at
2501 Technology Drive

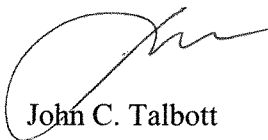
Dear Case Manager:

We are herewith filing an RDDDP and Waiver applications for property located at 2501 Technology Drive. The applicant is revising the parking layout and adding 12 new spaces. Everything else on the plan remains the same. With the addition of these spaces, a wavier is necessary to encroach into the side yard.

When this property was originally developed, the number of employees was relatively low. Since then, this business has grown and so has the need for more employees. The parking has become extremely problematic during shift changes where there is overlap from the existing employees and the employees arriving for the next shift. With the addition of these spaces, the employees will be able to park and maneuver within this site more efficiently during shift changes.

We look forward to answering any questions you may have regarding this development.

Sincerely,



John C. Talbott

Cc: Kirk Swenson, applicant

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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.

Waiver of Section 10.2.4 to allow parking in the required 15 ft LBA

Explanation of Waiver:

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1. The waiver will not adversely affect adjacent property owners because the sites to the east, south and west adjoining this one are related commercial/industrial and office uses. 2505 Technology Drive, located to the south of this site will be impacted the most; however they are in support of this waiver. When needed, these two business share parking for overflow and the additional parking would benefit both. Further, the applicant has letters of support from all three adjoining businesses. When this property was developed, the number of employees was relatively low. Since then, this business has grown and so has the need for more employees. The parking has become extremely problematic during shift changes where there is overlap from the existing employees and the employees arriving for the next shift. With the addition of these spaces, the employees will be able to park and maneuver within this site more efficiently during shift changes.
2. The waiver will not violate the Comprehensive Plan because the encroachment into the LBA will have a negligible impact on the adjoining property owner, who is in support of the request. The site not having sufficient parking creates more comprehensive plan impacts due to employees waiting for spaces to open up or parking elsewhere out of necessity.
3. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant because this request is limited to these new parking spaces and is the minimum required to still provide the required space for vehicular maneuvering.
4. Strict application of the provisions of the regulation would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant because the layout of the site prohibits adding parking in any other location and without approval the applicant would otherwise not have sufficient parking spaces for the employees..