

TO Louisville Planning & Design
444 S 5th St, Suite 200
Louisville, KY 40203

FROM Alexandria Bolton
Bernheim Partners LLC
1600 Bernheim Ln
Louisville, KY 40210

Re: **REQUEST TO AMEND 200' EZ-1 SETBACK FOR M-2
1600 BERNHEIM LN, SHIVELY, KY 40210
CASE # 21-CAT3-0015**

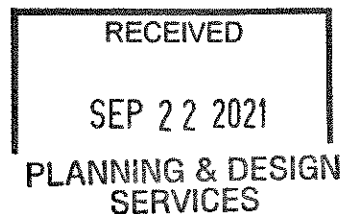
To Whom It May Concern:

I am writing to request an amendment to the 200' EZ-1 setback for M-2 use adjacent to residential. It is my intention to use this property for bourbon storage; assuming allowance is granted for the amendment. I appreciate the Staff's time in reviewing our application and detailing their expression of possible concerns. It is my intention to not only enhance the use of our property, but to enhance the entire area around it. We are seeking to provide a win-win for everyone, including our neighbors. The Staff's comments help us to hopefully achieve this outcome. Without further ado, let's jump right into each concern:

Baudoinia Compniacensis

Through research developed over the past century and available online, it is my understanding that this growth (a.k.a. "Angels Share" and referenced herein as such) is an unsightly outcome for nearby neighbors, however it has no known health implications at this time. We are extremely grateful there is no health concern and would not proceed if this were the case. As our full development plan is revealed, I think you will find that we are not favorable to this unsightly growth either. Here are some options to remediate that we would plan to implement.

- **Complimentary Pressure Washing Program** – we believe continued maintenance to keep the surrounding homes clean will help to prevent growth build up. We are offering to implement a new program to our Tier 1 and Tier 2 surrounding neighbors that would allow FREE pressure washing (at our expense) on an annual basis to avoid buildup. This would be done by sending a notice to all surrounding homeowners every other year, to which they can reply and set up a time for completion.
- **Storage Container Wall** – I am of the opinion that if there were a "wall" of a barrier between our buildings and the homes – that this would help to act as a layer of defense for the homes behind the wall. We were thinking of stacking storage containers along the rear of our property line, that would create a "wall", or barrier of protection, for our closest neighbors. I would paint the storage containers with a solid color, mural, or design of some sort all the way around so that this achieves an



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aesthetic “addition” for both our neighbors and our property. Please see photos on attached addendum for an example of the envision I hope to achieve.

- **No Distilling** – I do not have intentions of allowing tenants to distill spirit. This facility would be for spirit storage only. I believe that keeping the spirits sealed airtight continuously while on the premises will be helpful in reducing the Angles Share growth to our nearby neighbors.

LANDSCAPING

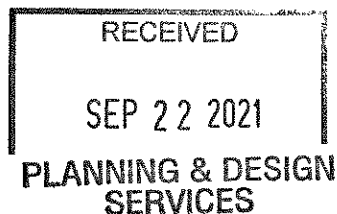
Adding further canopy to our property would be both beneficial environmentally and aesthetically. Keeping true to our home state, I believe implementing Tulip Poplar’s onto our property will achieve both.

- **Tulip Poplars** –I am planning to install 20+ Tulip’s on site along perimeters that are not build out by a “wall” or “fence” (i.e., the front and surrounding rear areas, not protected by the storage container barrier). These perimeters are mainly located between our lot and the residential surrounding home (see attached diagram). The trees will also provide a new canopy level to capture growth over time and to protect the surrounding residential homes.

Community Benefit

My partners and I (Bernheim Partners LLC) purchased these properties in June of 2020; with the intention of bringing them back to life. We love the surrounding area and historic aspect of our buildings. Imaginations run wild when you walk through these beautiful empty structures. So much so... that there is a new “vibe” on our 10.5 acres. We are committed to keeping the vibe going and here’s how we plan to do so.

- **Current Tenant (Bernheim Auto Club LLC)** - Currently our complex has 19,000sf on the 1st floor of building “A” rented out to a new entity that provides luxury car storage with an event venue setting, combined into one location. Additionally, the Car Club boasts the UofL Basketball floor from Freedom Hall, salvaged during it demolition. The idea of luxury car storage has been implemented in other cities (Indianapolis, Atlanta, etc.), however it is the first of its kind in Louisville. Additionally, in the event that we are granted permission to store spirits, I believe that given the size of our facility (10.5 acres in total), combined with the excitement of our current tenants, that we will be able to qualify as a new tourist destination and intend to apply as a landmark on the official “Bourbon Trail”. This kind of exposure would be extremely beneficial to the neighborhood of Shively, while also celebrating one of the city’s original historical components. Reference online at www.BernheimCarClub.com .
- **Future Tenants** – Building “C” will never be used for Bourbon Storage and instead will offer industrial and retail leasing options for local and relocating business development.



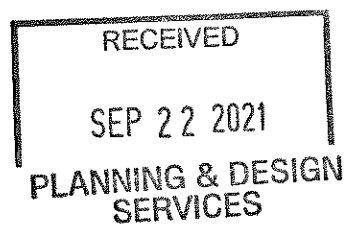
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I appreciate the expression of concerns from the Staff, and I truly hope that I have alleviated all immediate concerns. Should the Staff develop any additional concerns in the future, please do not hesitate to share them.

In summary, the plot of land we have purchased will not be left to "rot" or deteriorate any longer under our ownership, regardless of this proposal. However, I strongly feel that this could be truly beneficial for the immediate and surrounding areas, given the compilation of ideas, traffic and business that we hope to facilitate. I am truly grateful for the consideration of this proposal, should I be granted this amendment, I personally vow to not disappoint.

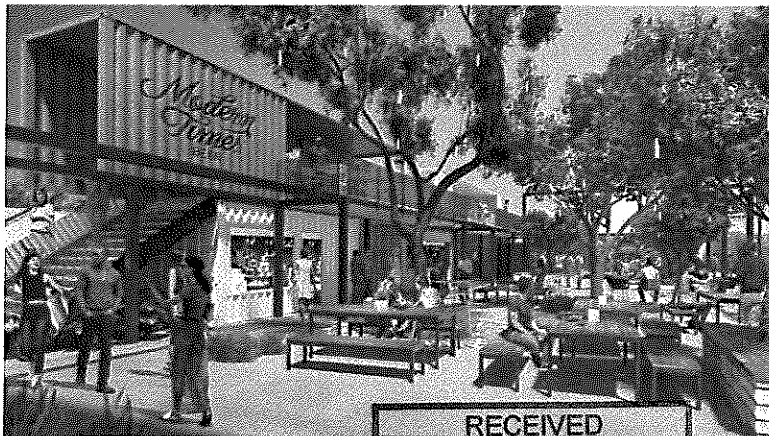
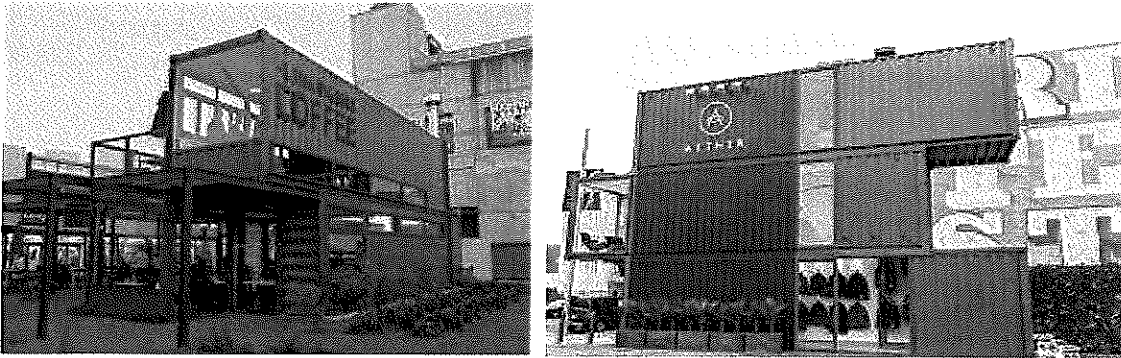
Thank you for your time.

Alexandria Bolton
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21-CA13-0015

ADDENDUM "A"
Photo of Storage Container Inspiration



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ADDENDUM "B"
Map of Tree Canopy & Storage Container Placement



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