

To: Louisville Metro Office of Planning & Design Services / Board of Zoning Adjustment

Subject: Justification Statement for Conditional Use Permit – 11811 Mahogany Drive

Case Number: 26-CUPPA-0036

To Whom It May Concern:

I am submitting this justification statement in support of my application for a Conditional Use Permit to establish an owner-occupied Accessory Dwelling Unit (ADU) above the existing garage on my property located at 11811 Mahogany Drive in Louisville, Kentucky. The proposed ADU is designed to comply with Louisville Metro Land Development Code requirements and to contribute positively to the character, functionality, and long-term stability of the neighborhood.

1. Consistency with the Comprehensive Plan and Neighborhood Character The proposed ADU aligns with the goals of *Plan 2040*, which encourages a wider range of housing options, supports infill development, and promotes efficient use of existing infrastructure. The ADU will be modest in scale, architecturally compatible with the primary residence, and consistent with the surrounding residential pattern. Its placement above the garage ensures minimal visual impact and preserves the existing streetscape.

2. Owner Occupancy and Responsible Stewardship As required, I will continue to reside on the property as the full-time owner-occupant. This ensures responsible management of the ADU, ongoing maintenance of the property, and continued investment in the quality and stability of the neighborhood. The ADU is intended for my adult son, supporting multigenerational living and providing a flexible housing option without altering the residential character of the area.

3. Compatibility With Surrounding Properties The ADU has been designed to respect privacy, scale, and setbacks. Window placement, building height, and exterior materials have been selected to minimize any potential impact on adjacent properties. The structure will not create noise, traffic, or light impacts beyond what is typical for a single-family residential lot.

4. Adequate Infrastructure and Services The property is already served by existing public utilities, including water, sewer, and electrical service. The ADU will not require new infrastructure or place undue burden on public services. Off-street parking is available on the property and will continue to meet or exceed applicable requirements.

5. Support for Housing Diversity and Community Goals Louisville continues to experience a need for diverse, flexible, and attainable housing options. This ADU contributes to that goal by adding a small, well-integrated unit that supports aging-in-place, family support, and long-term neighborhood vitality. The project represents a responsible and sustainable way to increase housing availability without altering the established residential character.

Conclusion For these reasons, I respectfully request approval of the Conditional Use Permit for an owner-occupied ADU above the garage. I am committed to ensuring that the ADU is an asset to the neighborhood and remains fully compliant with all applicable regulations.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lanita Grimes". The signature is written in dark ink and is positioned below the word "Sincerely,".

Lanita Grimes

lanitagrimes@gmail.com

(502) 403-9223