



*Legal Counsel.*

DINSMORE & SHOHL LLP  
101 S. Fifth St., Suite 2500  
Louisville, KY 40202  
www.dinsmore.com

Clifford H. Ashburner  
(502) 540-2382 (direct) · (502) 581-8111 (fax)  
clifford.ashburner@dinsmore.com

March 1, 2023

Customer Service  
Division of Planning and Design Services  
444 South Fifth Street  
Louisville, KY 40202

***Re: 2727 S 3rd Street  
- Conditional Use Permit Application***

Dear Planning Customer Service:

This letter accompanies the Conditional Use Permit for the property located at 2727 S 3rd Street (the "Subject Property"). Our client, SCI Funeral Services of KY (the "Applicant"), proposes to add a crematorium to White & Sons Louisville Funeral Home, an already existing funeral home. The funeral home business has occupied the Subject Property for over 30 years. The Subject Property is zoned C-1 and is in the Traditional Neighborhood form district.

The proposed Conditional use permit will allow the Applicant to add cremation services to the funeral home business. The Applicant has designed the crematorium within the limits of the existing carport. The Applicant will not increase the building footprint under roof and will remove the existing access on 3<sup>rd</sup> Street, replacing a portion of that apron with a landscape area. The Applicant will comply with the requirements under Section 4.2.59 of the Land Development Code with the exception of distance to the nearest residential property.

The proposed Conditional Use Permit further complies with Plan 2040 and, specifically, the Community Form Plan Element. The Subject Property is in the Traditional Neighborhood form district, which requires a "particular emphasis on preservation and renovation of existing buildings in stable neighborhoods." The Applicant is preserving the existing building by developing the crematorium within the existing carport.

Plan 2040 allows non-residential development within the Traditional Neighborhood form district to occur at locations with appropriate access and connectivity. The Subject Property has been home to a funeral home business for over 30 years and has appropriate access and connectivity. The addition of a crematorium will not impact access or connectivity but will result in additional landscape area being installed on the Subject Property.

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The Applicant will maintain the landscaping and screening currently provided and planned on the Subject Property. The crematorium will not adversely affect adjoining property owners. The Subject Property is surrounded by commercial, manufacturing, and multipurpose properties, with one residential property located diagonally across the street.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cliff H. Ashburner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clifford H. Ashburner