

February 7, 2024

RE: 4505 Bishop's Lane – LDC Ch. 5.5.2.B.2: Loading Area Screening

ATTN: Case Manager  
Planning and Design Services  
444 S. 5<sup>th</sup> Street  
Louisville, KY 40202

FROM: Sarah Beth Sammons, PLA

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Address: Booker Design Collaborative  
954 Kentucky Street, Ste. 1  
Louisville, Kentucky

A Category 2B Development Plan is being submitted for 4505 Bishop's Lane. The Applicant is requesting a Waiver from the Land Development Code, Chapter 5, Part 5, Section 2.B.2: Loading Areas, to not provide the screening for the proposed loading zone. The design of the loading/maneuvering area prohibits space for any screening and the location of the loading space restricts views to the loading area. The property is completely developed at present, the waiver is in conjunction with a Category 2B Development Plan to demolish existing warehouse buildings and replace with one large warehouse/storage building with a loading dock.

The waiver will not adversely affect the public health, safety, or welfare. The area requiring the waiver facing the dead end portion of Eastmoor Road and is only wide enough for trucks to back up to the loading area. The waiver will not alter the essential character of the vicinity, as the property is previously developed and matches the surrounding character. The requested waiver shall not cause a hazard or nuisance to the public as the proposed traffic is similar to surrounding developments. The waiver will not allow an unreasonable circumvention of the zoning regulations, the existing conditions of the site will not allow for the planting of the required Landscape Buffer Area due to the location of the loading zone and screening of the loading area has been considered in the building design and placement.

Thank you,

Sarah Beth Sammons, PLA ASLA LEED AP  
*Project Manager*