

February 12, 2024

RE: 4505 Bishop's Lane – LDC Ch. 5.6.1.B.1: Non-Residential Building Design Standards

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

FROM: Sarah Beth Sammons, PLA

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 6, Section 1.B.1: Non-Residential Building Design Standards, to allow the proposed building to have a blank façade facing a public street.. The building design is an improvement on the existing warehouse building and matches the surround buildings and sites. 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 viewed from the dead-end traffic and not the public as a whole. 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 like surrounding developments. The waiver will not allow an unreasonable circumvention of the zoning regulations, the building will match the surrounding fabric of the community and would stand out more if not done in a plain style.

Thank you,

Sarah Beth Sammons, PLA ASLA LEED AP
Project Manager