



**Civil Engineering
Land Planning
Construction Inspection**

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January 24, 2024

Louisville Metro Planning & Design
444 South 5th Street, 3rd Flr
Louisville, KY 40202

**SUBJECT: St. Raphael Church – Rectory Garage Replacement
2121/2123 Lancashire Avenue
Justification Statement/Request for MCUP & relief from
Item “A” of the Conditional Use Permit Standards for
Private Institutional Use**

Planning & Design Services:

A Modified Conditional Use Permit is being submitted to replace the existing Rectory Garage with a new Garage/Building located at 2121 Lancashire Avenue. The proposed replacement building will 2,240 SF in the existing R5/Neighborhood zoning at the rear of the site. This use conforms with the current zoning requirements, however a Landscape Buffer waiver is required since the structure currently sits so close to the property line. In addition, a variance is requested for this setback which will be similar to the existing structure on the site. Additional landscape screening and tree canopy is being provided on either side of the proposed Garage replacement, including (2) additional trees to be planted in the rear yard of the rectory (next to the garage), and (1) replacement tree at the rear of the proposed garage adjacent to the detention basin.

As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Crumpton'.

Christopher T. Crumpton, P. E.
Engineering Director/Principal

CTC/mlr