



Sidewalk Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1045 Intake Staff: CW

Date: 6-1-2017 Fee: \$245.00

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Explanation of Waiver: To waive the sidewalk required in the abutting Girard Drive right-of-way

Primary Project Address: 1395 Girard Drive, Louisville, KY 40222

Additional Address(es): _____

Primary Parcel ID: W00300300000

Additional Parcel ID(s): _____

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Proposed Use: School and Church Existing Use: School and Church

Existing Zoning District: R4 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: 3462/ 35

The subject property contains 10.9531 acres. Number of Adjoining Property Owners: 30

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 17DEVPLAN1045 Docket/Case #: _____

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17 DEVPLAN 1045

Sidewalk Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?

The Comprehensive Plan states that existing developed neighborhood form districts generally should be maintained in their current forms. In this case, Girard Drive currently is without sidewalks within the right of way both in front of the school property and on adjacent properties.

2. Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?

Compliance with the regulations is not appropriate in this instance because the area within the right-of-way that fronts St. Albert property is currently being used as a drainage swale. In addition, there are currently no sidewalks along Girard Drive fronting any of the adjacent properties.

3. What impacts will granting of the waiver have on adjacent property owners?

None. The existing conditions will remain. Pedestrian access to the campus will remain as is, utilizing the sidewalks adjacent to the parking lots.

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4. Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?

The current use of the land is a drainage swale. This needs to be maintained. The costs of constructing a sidewalk in this location would far outweigh any potential benefit. The costs would include storm infrastructure improvements along the entire property frontage.

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Contact Information:

Owner: [] Check if primary contact

Applicant: [] Check if primary contact

Name: Larry Brunner

Name: Larry Brunner

Company: St. Albert the Great School

Company: St. Albert the Great School

Address: 1395 Girard Drive

Address: 1395 Girard Drive

City: Louisville State: KY Zip: 40222

City: Louisville State: KY Zip: 40222

Primary Phone: 502-425-3940, Ext 102

Primary Phone: 502-425-3940, Ext 102

Alternate Phone:

Alternate Phone:

Email: lbrunner@stalbert.org

Email: lbrunner@stalbert.org

Owner Signature (required): Lawrence Brunner

Attorney: [] Check if primary contact

Plan prepared by: [x] Check if primary contact

Name:

Name: Travis Edelen

Company:

Company: CARMAN

Address:

Address: 400 E. Main St. Ste. 106

City: State: Zip:

City: Louisville State: KY Zip: 40202

Primary Phone:

Primary Phone: 502-742-6581

Alternate Phone:

Alternate Phone: 502-599-2942

Email:

Email: tedelen@carmansite.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Lawrence Brunner, in my capacity as Parish Manager, hereby certify that St. Albert the Great is (are) the owner(s) of the property which is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Lawrence Brunner Date: 5/18/17

Please submit the completed application along with the following items:

- Land Development Report¹
- Four copies of the site plan or building rendering (whichever is applicable), including the following elements. *See site plan example below.*
 - Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
 - Vicinity map that shows the distance from the property to the nearest intersecting street
 - North arrow
 - Street name(s) abutting the site
 - Property dimensions
 - Building limit lines
 - Electric, telephone, drainage easements with dimensions
 - Existing and proposed structures with dimensions and distance from property lines
 - Highlight (in yellow) the location of the waivers
- One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³; those listed on the application; and individuals who provided oral or written testimony in support or opposition of previous public hearing regarding the site
- One copy of the APO mailing label sheets
- \$215 Application Fee + \$1 per mailing label (*Cash, charge or check made payable to Planning & Design Services*)

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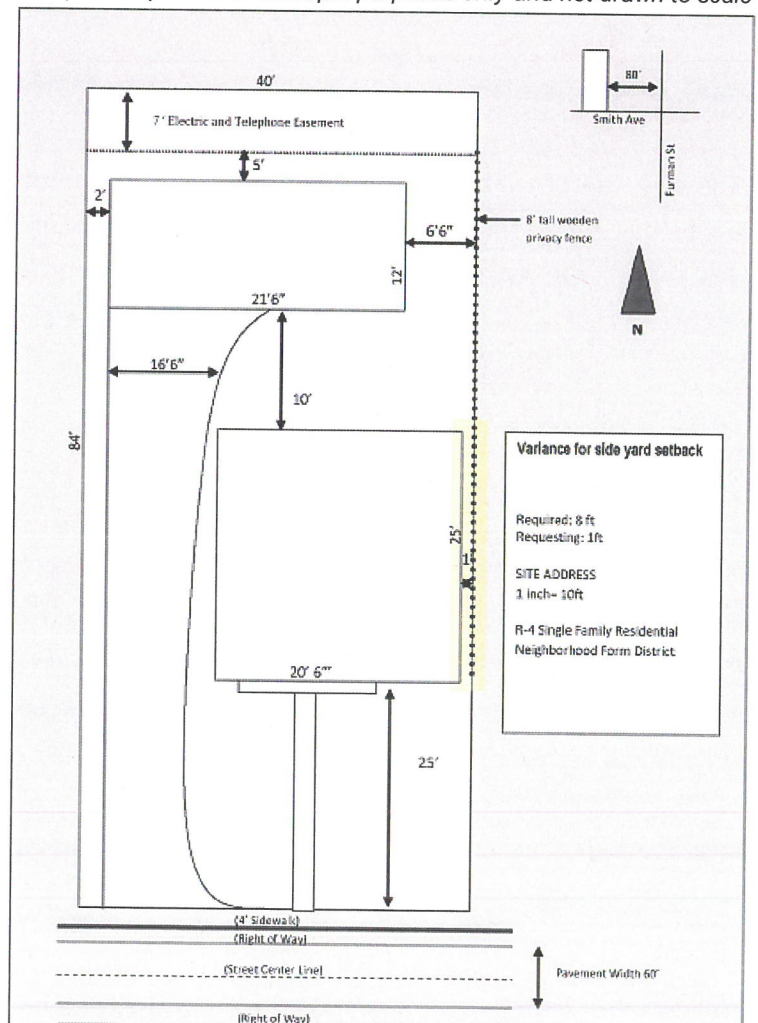
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Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Sample site plan is for example purposes only and not drawn to scale





Land Development Report

September 21, 2016 1:56 PM

[About LDC](#)

Location

Parcel ID: W00300300000
Parcel LRSN: 23827
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0030E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: GRAYMOOR/DEVONDALE
Council District: 7
Fire Protection District: LYNDON
Urban Service District: NO

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Adam Ford
1518 Herr Lane
Louisville, KY 40222

Brooke Ruffra
1514 Herr Lane
Louisville, KY 40222

Charles and Julia Gootee
1512 Herr Lane
Louisville, KY 40222

Lauren Comer
1508 Herr Lane
Louisville, KY 40222

Larry Paparozzi & Rosemary Dudzinski
1506 Herr Lane
Louisville, KY 40222

Lee Ann Zeller Noe
1504 Herr Lane
Louisville, KY 40222

James and Patricia Hardman
1502 Herr Lane
Louisville, KY 40222

Donald and Carol Kennedy
7215 Woolrich Road
Louisville, KY 40222

Adam and Holly Blake
7213 Woolrich Road
Louisville, KY 40222

Edward and Anita Ries
7211 Woolrich Road
Louisville, KY 40222

Linda Thomson Fitzgerald
7209 Woolrich Road
Louisville, KY 40222

J. Ralph and Cassandra Hardee
7207 Woolrich Road
Louisville, KY 40222

Mary Catherine Hobbs
7203 Woolrich Road
Louisville, KY 40222

Linda Pearson
7201 Woolrich Road
Louisville, KY 40222

Geo and Janet Reusch
7109 Woolrich Road
Louisville, KY 40222

John and Mary Higgins
7107 Woolrich Road
Louisville, KY 40222

Stephan Van Treese and Lara Protenic
7105 Woolrich Road
Louisville, KY 40222

John and Ralph Haas
7103 Woolrich Road
Louisville, KY 40222

Herman Frieboes
1396 Girard Drive
Louisville, KY 40222

Stephanie and Michael Cassidy
1398 Girard Drive
Louisville, KY 40222

Larry and Diane Hagan
1400 Girard Drive
Louisville, KY 40222

Richard and Mary Ann Heckler
1402 Girard Drive
Louisville, KY 40222

Mary Stuedle
1404 Girard Drive
Louisville, KY 40222

Anne Dather
1407 Girard Drive
Louisville, KY 40222

Colvin and Marybeth Singleton
1406 Techny Lane
Louisville, KY 40222

David and Elizabeth Neltner
1407 Techny Lane
Louisville, KY 40222

Abigail and Timothy Bradshaw
1406 Mirimar Road
Louisville, KY 40222

Russell and Elizabeth Patrick
1407 Mirimar Road
Louisville, KY 40222

Larry Brunner
1395 Girard Drive
Louisville, KY 40222

Travis Edelen
400 East Main Street, Ste. 106
Louisville, KY 40202