

Development Review Committee
Staff Report
May 22, 2019



Case No:	19DEVPLAN1092
Project Name:	Molnar Residence
Location:	1611 N Beckley Station Rd
Owner(s):	Gabriel Molnar
Applicant:	Gabriel Molnar
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Floyd’s Fork Development Review Overlay Review**

CASE SUMMARY/BACKGROUND

The applicant is looking to construct a single family home on an approximately 5.57 acre lot in the R-4 zoning district. As the lot was created after the adoption of the Floyd’s Fork Development Review Overlay, committee approval is required.

STAFF FINDING

Parts of the site are heavily wooded, and the applicant is proposing to place the home in such a location to maximize setback from the road while maintaining as much of the wooded area as possible. The applicant has indicated that tree clearing will be minimized on the site and only related to the construction of buildings and installation of utilities. The proposed house location takes care to maintain the rural character of the area and disturb as little of the natural vegetation as possible, and is therefore compliant with the spirit and intent of the Floyd’s Fork Development Review Overlay.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

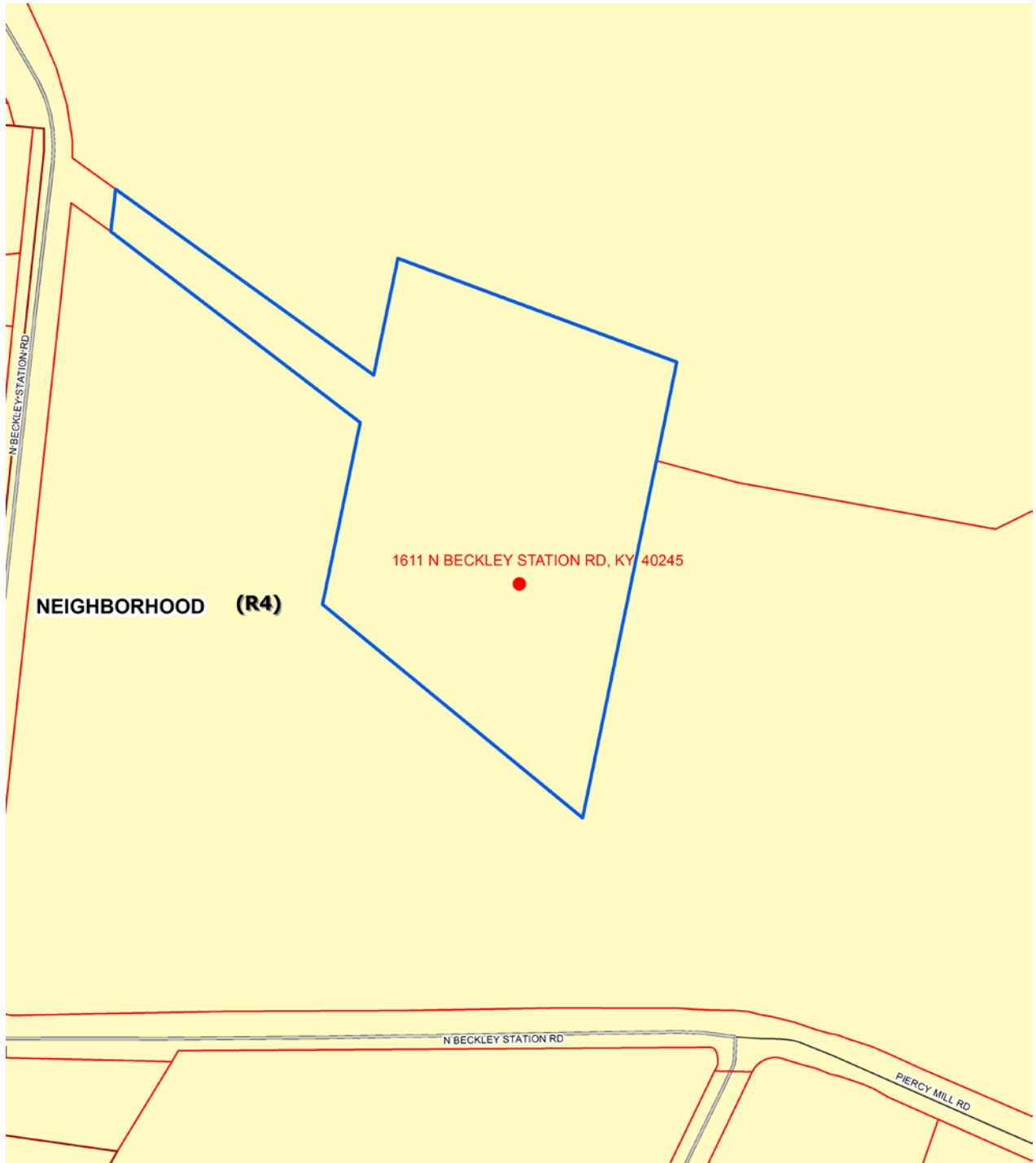
NOTIFICATION

Date	Purpose of Notice	Recipients
5-3-19	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 19

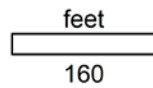
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



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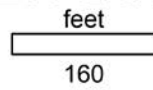


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2. Aerial Photograph



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