



Variance Application

Louisville Metro Planning & Design Services

Case No.: 18 Variance 111 Intake Staff: KP

Date: 12/3/18 Fee: \$355.50

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:

This is a variance from Section 5.1.12 of the Land Development Code, to allow to set back further than the infill standards permit on the front and street yard sides.

Primary Project Address: 8208 Smyrna Pkwy. Louisville KY 40228

Additional Address(es): _____

Primary Parcel ID: 065302410000

Additional Parcel ID(s): _____

Proposed Use: Residential Existing Use: Vacant

Existing Zoning District: R4 Existing Form District: N

Deed Book(s) / Page Numbers²: 11258 / 697-699

The subject property contains 1/3 acres. Number of Adjoining Property Owners: 5

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 #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Danny Smith

Name: same

Company: _____

Company: _____

Address: 10117 Mitchell Hill Rd.

Address: _____

City: Fairdale State: KY Zip: 40118

City: _____ State: _____ Zip: _____

Primary Phone: 502-657-8939

Primary Phone: _____

Alternate Phone: 502-657-9465

Alternate Phone: _____

Email: danny.r.smith1956@gmail

Email: _____

Owner Signature (required): [Signature]

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

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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, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Variance Justification:

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

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The house is placed on the lot in order to save two mature trees and the placement of the house does not affect adjoining property owners.

2. Explain how the variance will not alter the essential character of the general vicinity.

The placement of the house saves two existing mature trees.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The placement of the house does not affect adjoining property owners or the community.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The house sits approximately 9 feet further off Bay Pine Dr. in order to save two existing mature trees.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The special circumstances are to save two existing mature trees.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

We would have to remove two existing mature trees.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

The driveway must enter from Bay Pine Dr. and the applicant would like to save the mature trees.

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Please submit the completed application along with the following items:

Project application and description

- Land Development Report¹
- A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- Legal description on a separate 8.5 x 11" sheet of paper

Site plan, drawings, and photographs

- One elevation drawing for new construction (including home additions, garage additions, and fences)
- Six copies of the site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are not acceptable. *See site plan example on the last page.*
 - 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 address, parcel ID, and 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 variances



Supplemental documentation

- A copy of Refusal Letter from citing official, if applicable (**required** if a STOP WORK ORDER or CITATION has been received)
- If the proposed structure encroaches into an easement (MSD, LG&E, or Bell South), then the applicant must submit written documentation from the utility company indicating approval for the encroachment

Mailing labels to notify Adjoining Property Owners (APOs)³

- One set of legible mailing label sheets for: 1st tier APOs and those listed on the application
- One copy of the APO mailing label sheets

Requirements for Non-Public Hearing Applications Only

Eligible cases are heard in the Business Session of Board of Zoning Adjustments (BOZA) meetings. All APOs must sign the attached Non-hearing affidavit indicating consent for the variance, as comments from the general public are not taken during this process.

- Non-Hearing Affidavit form (see pages 5-6)
- Photographs of the subject area from all angles

Fee (cash, charge or check made payable to Planning & Design Services)

- Application Fee: **\$ 100** for Single-Family Uses
\$ 250 for churches, parish halls, temples, schools and institutions of learning (except colleges, universities, trade, business or industrial schools), not-for-profit uses, and clubs, private non-profit
\$ 625 for All Other Uses
- Clerk's Fee: **\$ 25.50**
(*If two or more applications are submitted simultaneously for the same site, only one clerk's fee is required*)
- Notice Fee: **\$ 1.00** per mailing label

NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): Part 1

Qualifications for a Non-Public Hearing include:

1. The Board of Zoning Adjustment may approve the following variances without a public hearing:
 - a. Side yard and rear yard variances to permit a detached garage which is accessory to a single-family residential use or any addition to a principal single-family structure;
 - b. Variances to permit a garage or building addition to cover more than 30% of the rear yard on property used for detached single-family residential use; (note, this provision applies to principle structures in the Neighborhood Form District (NFD) only. Accessory structures in the NFD can encroach up to 50% and cumulative encroachment of accessory and principal structures shall not exceed 50%. TNFD does not permit any encroachment into a rear yard.)
 - c. Variances to permit any building to be closer than the required minimum distance to another building on the same lot;
 - d. Variances to allow a reduction in the private yard area in the Traditional Neighborhood Form District;
 - e. Variances to allow the accessory structure/use area to exceed the maximum depth in the Traditional Neighborhood Form District.
 - f. A departure from a dimensional requirement of the Land Development Code of 10% or less.
2. All adjoining property owners must sign this affidavit. This includes all owners listed on the deed.
3. For each adjoining property that is held by a company, corporation, trust, etc. there must be a Certification Statement included with the affidavit.
4. All supporting documentation listed in the checklist must be included with the application.

Date: _____

I (We), _____, owner(s) of the subject property under Case # _____ states as follows: It is hereby requested that the application for variance under Case # _____ be considered by the Board in open executive session without holding a public hearing on the proposal.

The signatures of all adjoining property owners required by the Board of Zoning Adjustment's bylaws have been submitted to the Board so that the variance may be acted upon without a public hearing.

Print Name: _____ Signature of Owner: _____

Print Name: _____ Signature of Owner: _____

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NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): Part 2

Date: _____

We have seen a drawing of the proposed (e.g. garage, addition) _____

to be constructed at (address) _____.

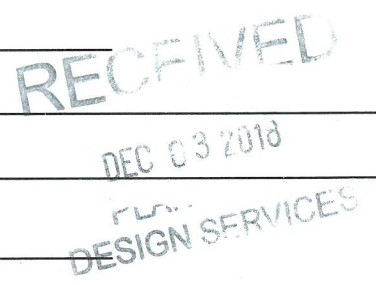
As owners of the property adjacent to the above address, we give our consent and do not object to the planned construction or to the variance that will be required.

Please note: If the property is in joint ownership, all owners must sign or an authorized person must sign (authorized persons must also complete the certification statement). If there is a POA, the property owner is deceased or there are extenuating circumstances, please indicate on the signature line. For additional signatures, use additional copies of the affidavit form.

1. Address: _____

Owner Name: _____ Signature: _____

Owner Name: _____ Signature: _____



2. Address: _____

Owner Name: _____ Signature: _____

Owner Name: _____ Signature: _____

3. Address: _____

Owner Name: _____ Signature: _____

Owner Name: _____ Signature: _____

4. Address: _____

Owner Name: _____ Signature: _____

Owner Name: _____ Signature: _____

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, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

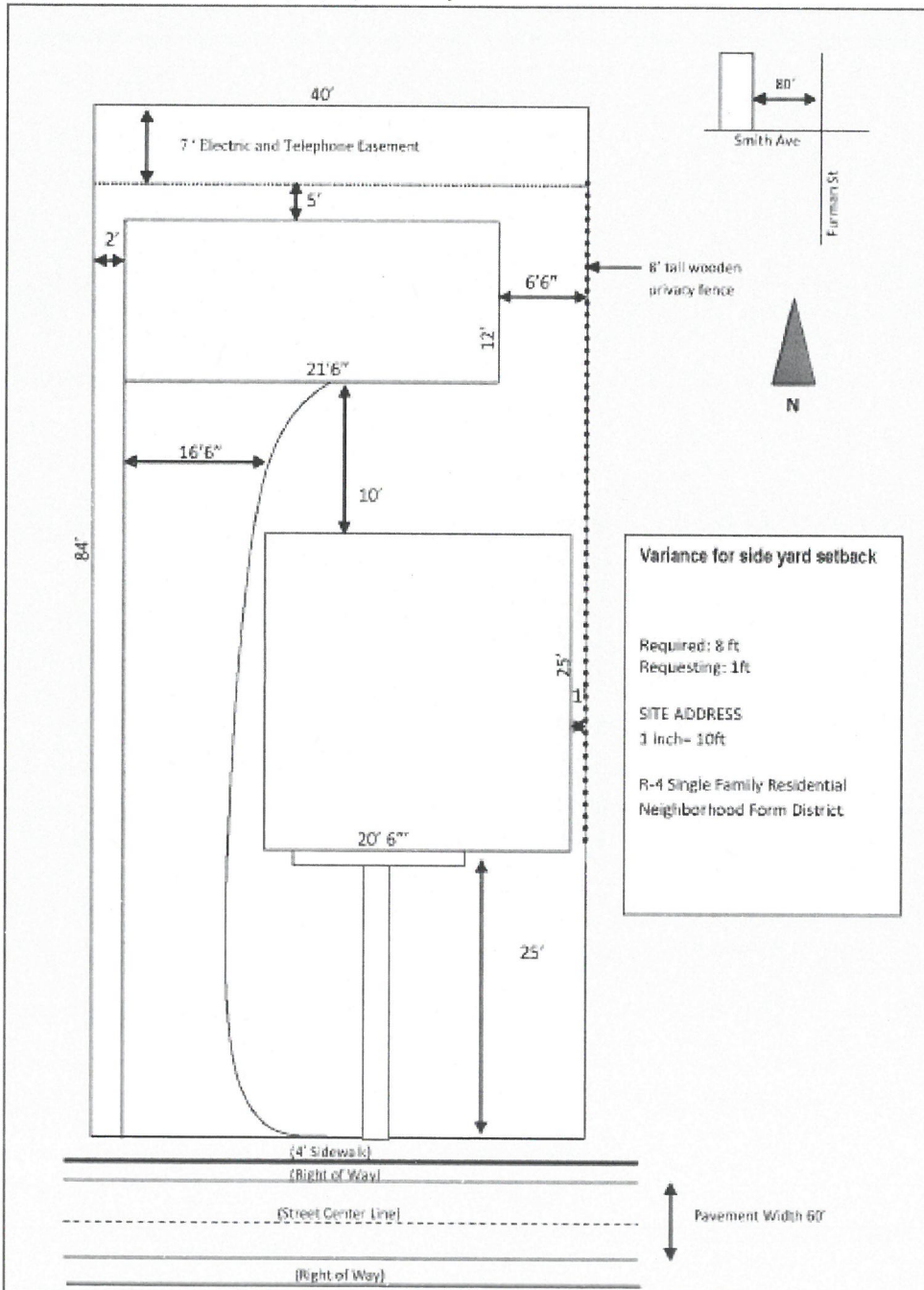
Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Resources:

1. Land Development Reports can be obtained online by entering the site address at: <https://www.lojic.org/lojic-online>
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: <https://search.jeffersondeeds.com>
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/property-search>
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



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Sidewalk Waiver Application

Louisville Metro Planning & Design Services

Case No.: 18 Variance 1111 Intake Staff: KP

Date: 12/3/15 Fee: \$355.50

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: Request to waive sidewalk requirement

Primary Project Address: 8208 Smyrna Pkwy. Louisville KY 40228

Additional Address(es): _____

Primary Parcel ID: 23-0653-0241-0000

Additional Parcel ID(s): _____

Proposed Use: Residential Existing Use: none

Existing Zoning District: R4 Existing Form District: N

Deed Book(s) / Page Numbers²: 11258 / 697-699

The subject property contains 1/3 acres. Number of Adjoining Property Owners: 5

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 #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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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?

House will face Bay Pine Dr. There are no sidewalks on Bay Pine Dr. within 1,625 feet. House next to lot was built within the last 3 years and does not have sidewalks.

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?

House will face Bay Pine Dr. There are no sidewalks on Bay Pine Dr. within 1,625 feet. House next to lot was built within the last 3 years and does not have sidewalks.

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

None. There are no sidewalks on street within 1,625 feet.

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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?

There are no sidewalks on street within 1,625 feet. Cost would be prohibitive.

Contact Information:

Owner: Check if primary contact **Applicant:** Check if primary contact

Name: Danny Smith Name: Same

Company: _____ Company: _____

Address: 10117 Mitchell Hill Rd. Address: _____

City: Fairdale State: KY Zip: 40118 City: _____ State: _____ Zip: _____

Primary Phone: 502-657-8939 Primary Phone: _____

Alternate Phone: 502-657-9465 Alternate Phone: _____

Email: danny.r.smith1956@gmail Email: _____

Owner Signature (required): [Signature]

Attorney: Check if primary contact **Plan prepared by:** Check if primary contact

Name: _____ Name: _____

Company: _____ Company: _____

Address: _____ Address: _____

City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

Primary Phone: _____ Primary Phone: _____

Alternate Phone: _____ Alternate Phone: _____

Email: _____ Email: _____

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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, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

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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
- \$225 Application Fee + \$1 per mailing label (*Cash, charge or check made payable to Planning & Design Services*)

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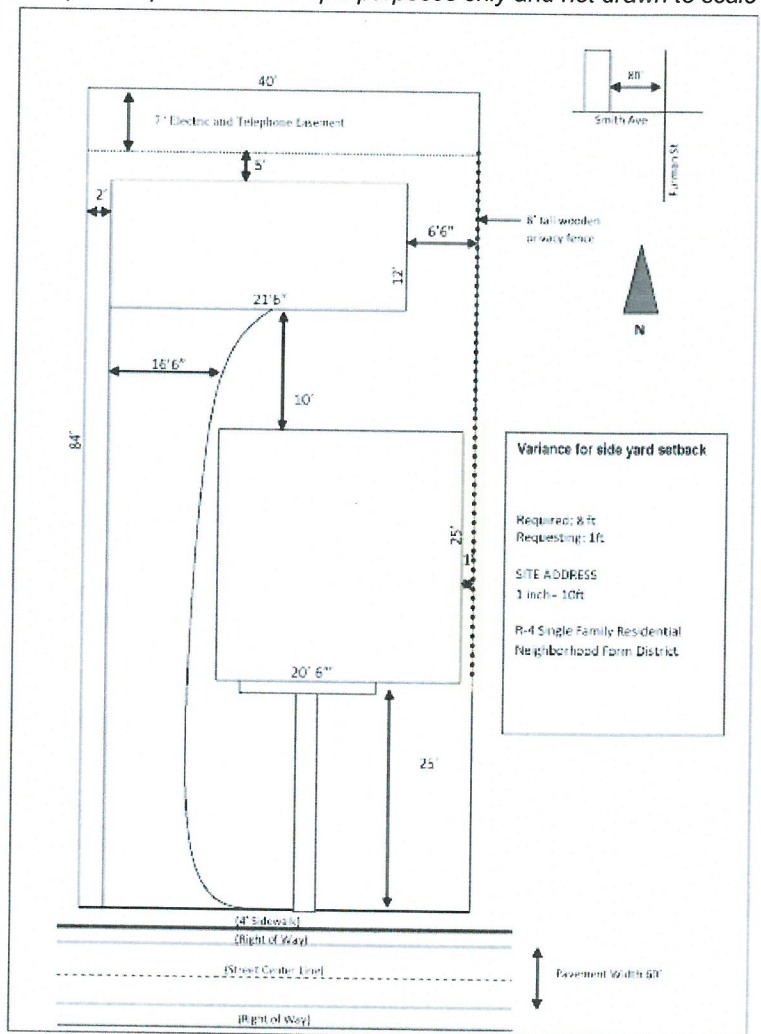
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Resources:

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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/property-search>
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

November 30, 2018 10:53 AM

[About](#) [LDC](#)

Location

Parcel ID: 065302410000
 Parcel LRSN: 91018836
 Address: 8208 SMYRNA PKY

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

5.1.12

Special Review Districts

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

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone or
 Combined Sewer Floodprone Area: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0095E

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: LOUISVILLE
 Council District: 23
 Fire Protection District: HIGHVIEW
 Urban Service District: NO

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OAG PROPERTIES
10613 ELDER LANE
PROSPECT KY 40059

OAG PROPERTIES
10613 ELDER LANE
PROSPECT KY 40059

OAG PROPERTIES
10613 ELDER LANE
PROSPECT KY 40059

BENJAMIN & BARBARA MARKS
8212 SMYRNA PKWY
LOUISVILLE KY 40228-2183

BENJAMIN & BARBARA MARKS
8212 SMYRNA PKWY
LOUISVILLE KY 40228-2183

BENJAMIN & BARBARA MARKS
8212 SMYRNA PKWY
LOUISVILLE KY 40228-2183

BENJAMIN & BARBARA MARKS
8212 ½ SMYRNA PKWY
LOUISVILLE KY 40228-2183

BENJAMIN & BARBARA MARKS
8212 ½ SMYRNA PKWY
LOUISVILLE KY 40228-2183

BENJAMIN & BARBARA MARKS
8212 ½ SMYRNA PKWY
LOUISVILLE KY 40228-2183

WHITNEY KAYS
6215 BAY PINE DR
LOUISVILLE KY 40219-4620

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6215 BAY PINE DR
LOUISVILLE KY 40219-4620

WHITNEY KAYS
6215 BAY PINE DR
LOUISVILLE KY 40219-4620

GAIL ACKERMAN
6216 RICHIEWAYNE DR
LOUISVILLE KY 40219-4641

GAIL ACKERMAN
6216 RICHIEWAYNE DR
LOUISVILLE KY 40219-4641

GAIL ACKERMAN
6216 RICHIEWAYNE DR
LOUISVILLE KY 40219-4641

CYNTHIA CAHALAN
6214 RICHIEWAYNE DR
LOUISVILLE KY 40219-4641

CYNTHIA CAHALAN
6214 RICHIEWAYNE DR
LOUISVILLE KY 40219-4641

CYNTHIA CAHALAN
6214 RICHIEWAYNE DR
LOUISVILLE KY 40219-4641



Land Development Report

November 30, 2018 10:09 AM

About LDC

Location

Parcel ID: 065302410000
Parcel LRSN: 91018836
Address: 8208 SMYRNA PKY

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: D
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or
Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0095E
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: LOUISVILLE
Council District: 23
Fire Protection District: HIGHVIEW
Urban Service District: NO

18 VARIANCE 1 1 1 1



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2018233211

BATCH # 151172

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$45.00

PRESENTED ON: 10-01-2018 8 10:45:35 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 10-01-2018 10:45:35 AM

BOBBIE HOLSCLAW

CLERK

BY: LEEEMESIA EDWARDS

INDEXING CLERK

BK: D 11258

PG: 697-699

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

18 VARIANCE 1118

20183636

AFTER RECORDING RETURN TO
BORDERS & BORDERS, ATTORNEYS
920 DUPONT ROAD
LOUISVILLE, KY 40207

WARRANTY DEED

THIS DEED, made this the 28th day of September, 2018, by and between Preferred Homes, Inc., a Kentucky Corporation, Party; of the First Part whose mailing address is 8008 Cortland Drive, Louisville, KY 40228; and Danny Smith and Kari Smith, husband and wife, Parties of the Second Part, **whose mailing address and in-care-of address, for tax purposes, 8208 Smyrna Pkwy., Louisville, KY 40228;**

10117 Mitchell Rd. Fairdale, Ky 40118

WITNESSETH: That, for a valuable consideration in the amount of \$45,000.00, the receipt of which is hereby acknowledged, the Party of the First Part hereby convey unto the Parties of the Second Part, for and during their joint lives with the remainder in fee simple to the survivor of them with covenant of GENERAL WARRANTY, the following described property located in Jefferson County, Kentucky, to-wit:

Being Lot 1 as shown on the Minor Subdivision Plat by Travis K. Bentley P.L.S. 3697 on June 4, 2010 and approved by the Louisville Metro Planning Commission on June 10, 2010, original of which is attached to and made a part of Deed Book 9574, Page 421, in the Office aforesaid. Said minor plat is shown on Page 427 of the aforesaid deed.

Being the same property conveyed to the Party of the First Part by Deed dated February 3, 2010, and recorded in Deed Book 9519, Page 628, re-recorded in Deed Book 9574, Page 421 and by Affidavit dated September 26, 2018 and recorded in Deed Book 11258, Page 686, in the office of the Clerk aforesaid.

Any spouse of the Party of the First Part, who is not an owner (i.e, not on the title to the property) is signing only for the purpose of releasing his or her Dower or Curtesy interest in the property and makes no warranties or representations to any Party of the Second Part.

The Party of the First Part further covenant lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, and State, County and School taxes due and payable in 2018 and all subsequent taxes which Parties of the Second Part do hereby assume and agree to pay.

The Parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Parties of the Second Part join in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

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18 VARIANCE 1111

20183636

Preferred Homes, Inc.

By: *Billy E. Rappan*
as: President

Danny Smith
Danny Smith

Kari Smith
Kari Smith

State of Kentucky
County of Jefferson

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 28th day of September, 2018, by *Billy E. Rappan* as President for Preferred Homes, Inc., a Kentucky Corporation and Danny Smith and Kari Smith, husband and wife, Parties thereto to be their act and deed.

Notaire K Richards
Notary Public Kentucky State at Large
Print Name Notaire K Richards
My Commission Expires: 5-1-2022

This Instrument Prepared By:
Borders & Borders
Borders & Borders, PLC
920 Dupont Road
Louisville, KY 40207
(502) 894-9200

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Being Lot 1 as shown on the Minor Subdivision Plat by Travis K. Bentley P.L.S. 3697 on June 4, 2010 and approved by the Louisville Metro Planning Commission on June 10, 2010, original of which is attached to and made a part of Deed Book 9574, Page 421, in the Office aforesaid. Said minor plat is shown on Page 427 of the aforesaid deed.

Being the same property conveyed to the Party of the First Part by Deed dated February 3, 2010, and recorded in Deed Book 9519, Page 628, re-recorded in Deed Book 9574, Page 421 and by Affidavit dated September 26, 2018 and recorded in Deed Book 11258, Page 686, in the office of the Clerk aforesaid.

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1.5 VARIANCE 1 1 1 1