

Crumbie, Jon

From: Tony Francke <tfrancke@Rivercitydistributing.com>
Sent: Wednesday, May 20, 2020 1:54 PM
To: Jason McPherson
Cc: Crumbie, Jon
Subject: RE: Variance Request -20-Variance-0042 for 670 Lynn Street adjacent to J Bradley Properties @ 668 Lynn Street

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Jason,

Thank you.

Have a good Memorial Day weekend!

*Tony Francke
River City Distributing*

From: Jason McPherson <jasonbmcpherson@yahoo.com>
Sent: Wednesday, May 20, 2020 1:46 PM
To: Tony Francke <tfrancke@Rivercitydistributing.com>
Subject: Re: Variance Request -20-Variance-0042 for 670 Lynn Street adjacent to J Bradley Properties @ 668 Lynn Street

THIS MESSAGE COMES FROM AN EXTERNAL ORGANIZATION. BE MINDFUL OF POSSIBLE SECURITY RISKS.

Hi Tony-

I grant you with my permission in using my property to complete your renovation, based on the terms you outlined in your proposal.

Regards,

Jason B McPherson

On May 15, 2020, at 6:29 PM, Tony Francke <tfrancke@rivercitydistributing.com> wrote:

*Jason,
Good afternoon.*

I did not hear back from you regarding the Variance application.

Not sure if it went to Junk or Spam folders.

I am resending, please let me know if you have any concerns.

*Tony Francke
River City Distributing
502 572-6347*

From: Tony Francke
Sent: Monday, May 11, 2020 4:32 PM
To: Jasonbmcpherson@yahoo.com
Cc: Crumbie, Jon <Jon.Crumbie@louisvilleky.gov>; Luke Francke - UPS (LFran01@twc.com) <LFran01@twc.com>; Donna Francke <donnafrancke15@gmail.com>
Subject: FW: Variance Request -20-Variance-0042 for 670 Lynn Street adjacent to J Bradley Properties @ 668 Lynn Street

Jason,

Thank you for your time on the phone earlier.

Please see notes below from Jon Crumbie & the concerns of Louisville Metro Planning.

As I explained over the phone, I plan to perform a whole home remodel at 670 Lynn Street. There will be a footer poured, framing, siding, gutters and roofing on my home; I plan to remove the flat roof & replace with rafters and a gable end (matching the front portion of my home.

Below is current floor plan. Highlighted is the on-grade addition; it is substandard and needs to come off. It will be replaced with no change in dimensions along your property line, but will be built over a crawl space matching the height of front 3 rooms of my home.

<image004.png>

I own 8-10 inches of land on the west side of my home next to yours at 668 Lynn Street (top of the page & along 56.0 LF wall). The remodel plans will require the use of men, ladders and other equipment which will come in contact with 668 Lynn Street's side yard.

When complete, the wall closest to your property will be fire-rated, and hopefully you find the new gray siding more eye appealing. There will be one less window on the west side adding more privacy to 668's side yard. Additionally, the 9ft wide privacy fence (damaged by tree) between our properties will be updated during the remodel.

I am simply seeking your permission to access the west of my home at 670 Lynn Street through your property at 668 Lynn Street. Any damage done to 668's yard will be corrected and re-sodded or patched as needed. Clean up of any construction debris will occur daily.

I believe you have a tenant here "Chris"; I have not seen any pets present.

The earliest the demolition of the addition could happen would be approximately 6/26-6/28/20 and have one or more dumpsters during this time.

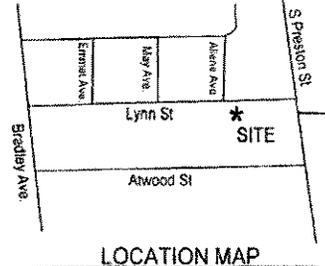
The Planning and Design meeting to discuss my Variance is scheduled for June 8, 2020.

Please see page 6 on my attached Variance document, print, sign, scan & send. Please reply to this email and copy Jon Crumbie.

NOTES

- 1 Site is subject to all right-of-ways easements and restrictions of record or implied
- 2 The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose
- 3 The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
- 4 Surrounding owner information is shown per PVA records.
- 5 The basis of bearing was based on G.P.S. observation taken along a random traverse line on 3-26-2020. Kentucky North Zone Horizontal Datum, NAD83, Vertical Datum, NAVD83, Geoid Model 12B, G.P.S. unit SP60 (dual frequency), Method: VRS Network RTK
- 6 Unless otherwise shown, structures shown are the footprint only
- 7 This site is located in Zone X per Firm Map 21111C0058 E dated December 5, 2006 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the FIRM and shall not be construed as a confirmation or denial of flooding potential

Being Lot 10,
Bush's Subdivision of
Preston Street Road
Deed Book 419, Page 640

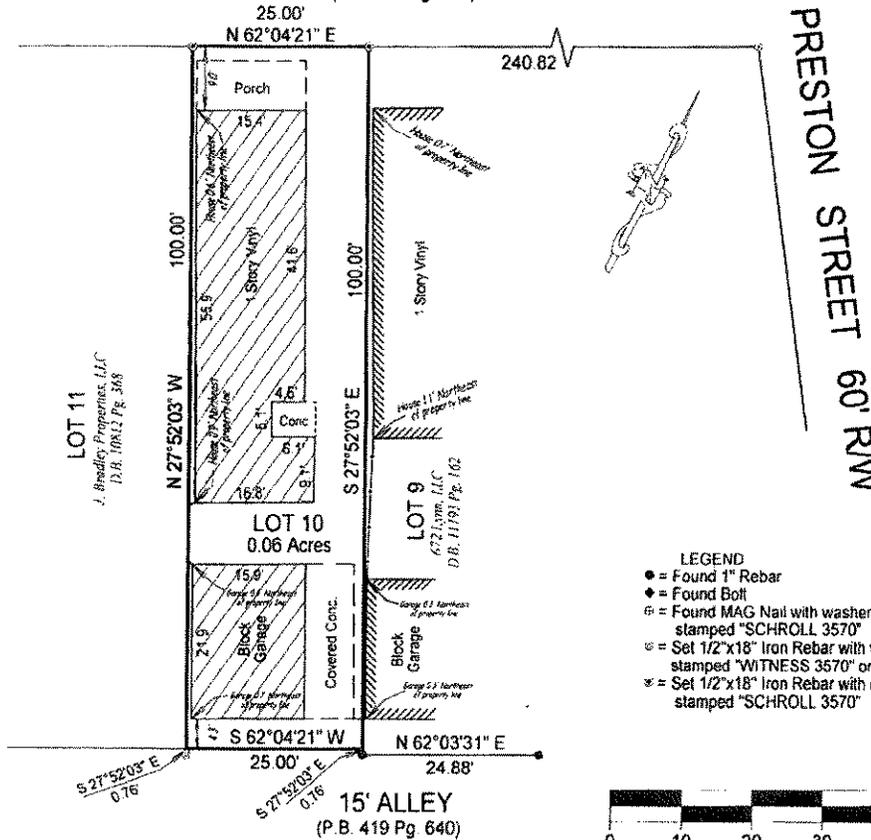


LOCATION MAP

No Scale

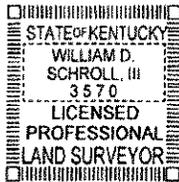
LYNN STREET 45' RW

(P.B. 419 Pg. 640)



LEGEND

- = Found 1" Rebar
- ◆ = Found Bolt
- ⊕ = Found MAG Nail with washer stamped "SCHROLL 3570"
- ⊖ = Set 1/2"x18" Iron Rebar with washer stamped "WITNESS 3570" on-line @ 0.76'
- ⊗ = Set 1/2"x18" Iron Rebar with cap stamped "SCHROLL 3570"



LAND SURVEYORS CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision on March 25, 2020 by the method of random traverse. The unadjusted precision ratio of the survey is 1:19,400 and was not adjusted. The survey as shown hereon is an "Urban" Survey and the accuracy and precision of said survey meets all the specifications of this class.

William D. Schroll III 3-30-20
 William D. Schroll III Date
 Professional Land Surveyor, Kentucky Registration No. 3570

BOUNDARY SURVEY

This Survey complies with KAR 18:150

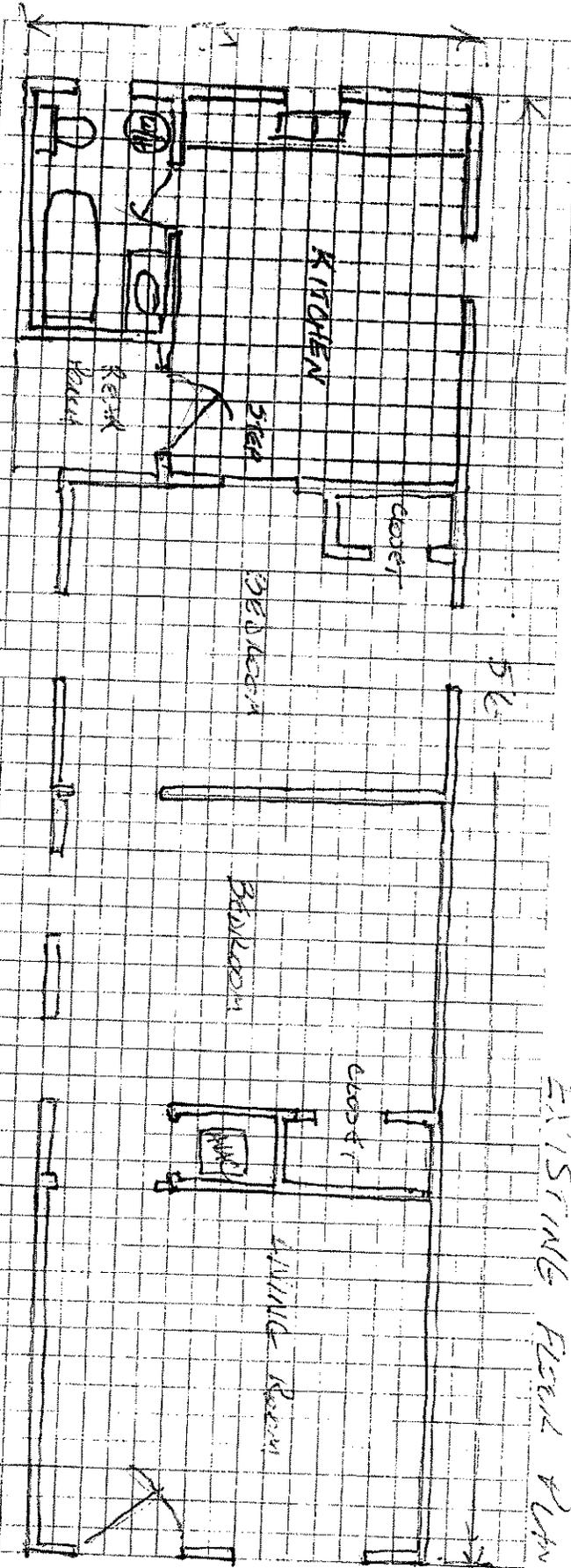
Survey of: 670 Lynn Street
 Louisville, Ky. 40217
 Owner: John & Donna Francke
 3317 Arterburn, unit A, Louisville, Ky. 40206
 Source of Title: D.B. 6723 Pg. 605
 For: John Francke
 3317 Arterburn, unit A, Louisville, Ky. 40206
 Scale: 1" = 20' Job No: 2919/20
 Drawn Date: 3/28/20 Drawn By: Bill Schroll

SCHROLL LAND SURVEYING RECEIVED

Office Location: 7329 St. Andrews Church Rd.
 Louisville, KY. 40214
 Mailing Address: 5450 Southview Drive
 Louisville, KY. 40214
 Office: 502-367-7660 Mobile: 502-594-6729

APR 01 2020

PLANNING & DESIGN SERVICES



EXISTING FLOOR PLAN

Demc
 14x17 kitchen on ellipse

POLE NEW WRESTLING
 BLACK FOUNDATIONS
 CHINA PARK

RECEIVED

APR 01 2020

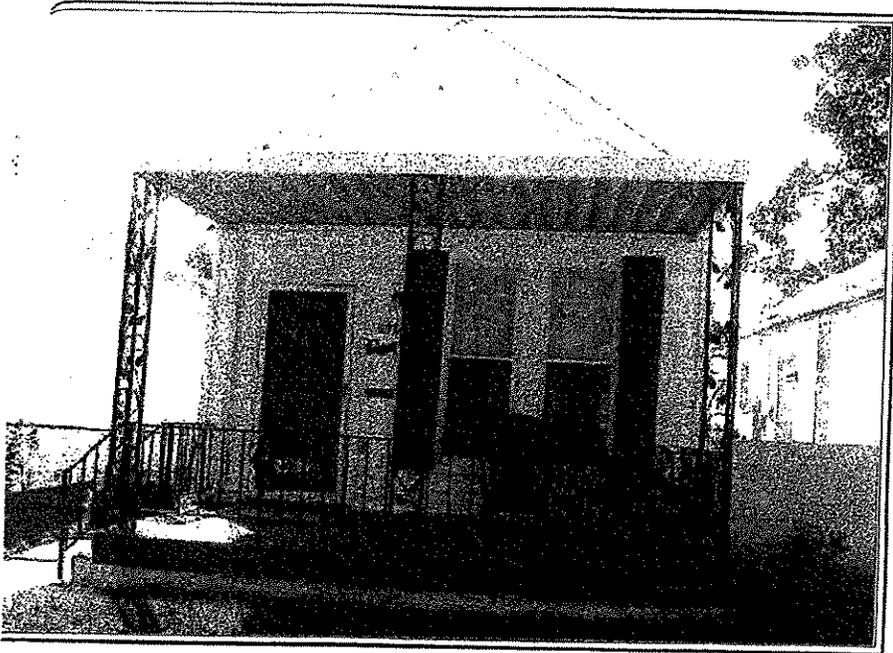
PLANNING & DESIGN SERVICES

20 - VARIANCE - 0042

SUBJECT PROPERTY PHOTO ADDENDUM

by & Donna Francke
 Address: 670 Lynn Street
 ville
 NC Mortgage

File No.: Tony Francke 1
 Case No.:
 State: KY Zip: 40217



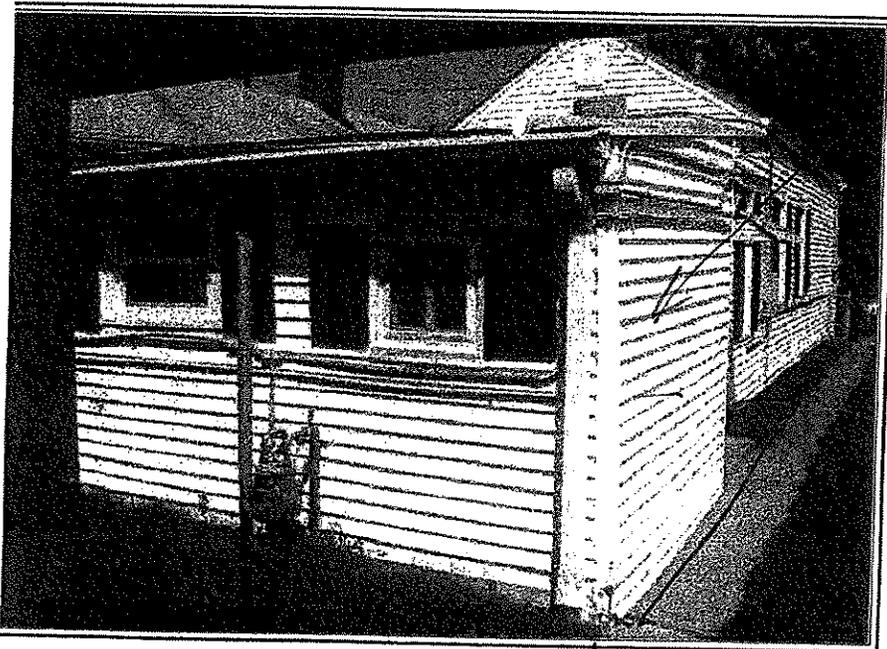
**FRONT VIEW OF
 SUBJECT PROPERTY**

Appraised Date: August 6, 2010
 Appraised Value: \$ 80,000

← 15 →



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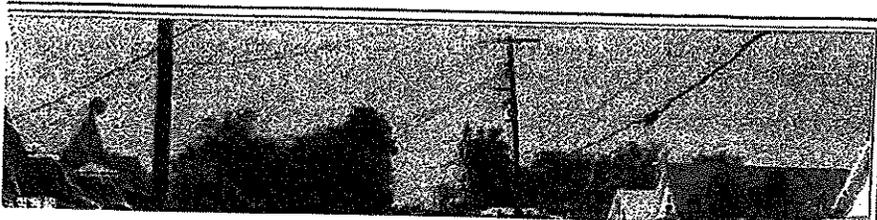
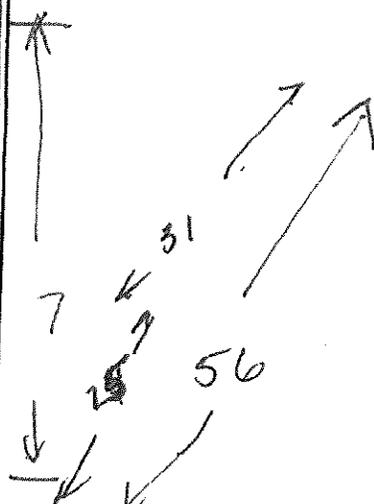


**REAR VIEW OF
 SUBJECT PROPERTY**

REMOVE
 ADDITION & REBUILD

EXISTING FRONT &
 REAR ELEVATIONS

← 17 →



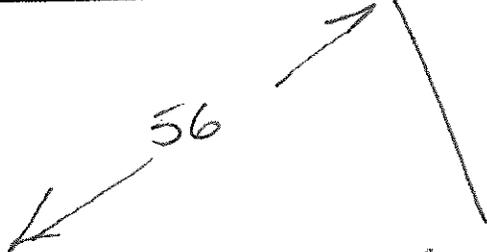
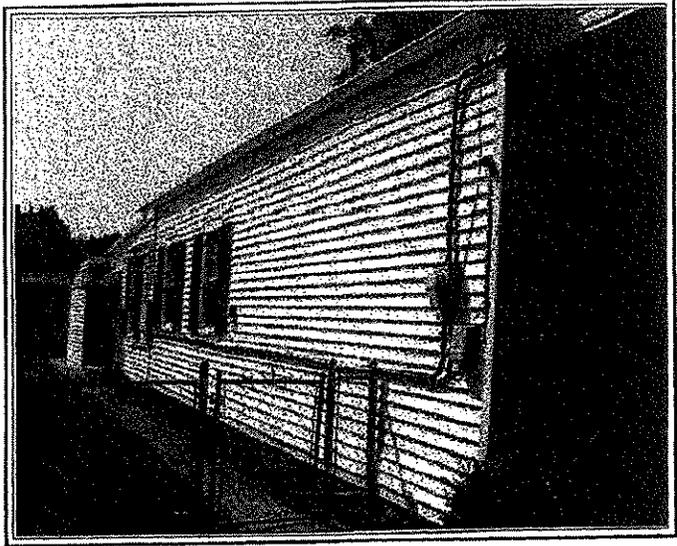
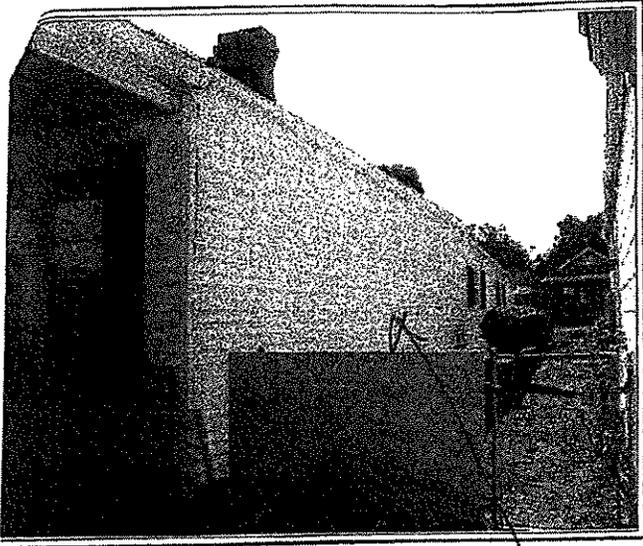
RECEIVED

APR 01 2020

PLANNING & DESIGN
 SERVICES

20 - VARIANCE - 0042

File No.: Tony Francke 1
Case No.:
Zip: 40217
State: KY
Tony & Donna Francke
Address: 670 Lynn Street
Covington, KY
PNC Mortgage



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REPLACE SIDING
& MAKE FIRE RATING

EXISTING
ELEVATIONS
LEFT & RIGHT SIZES

RECEIVED

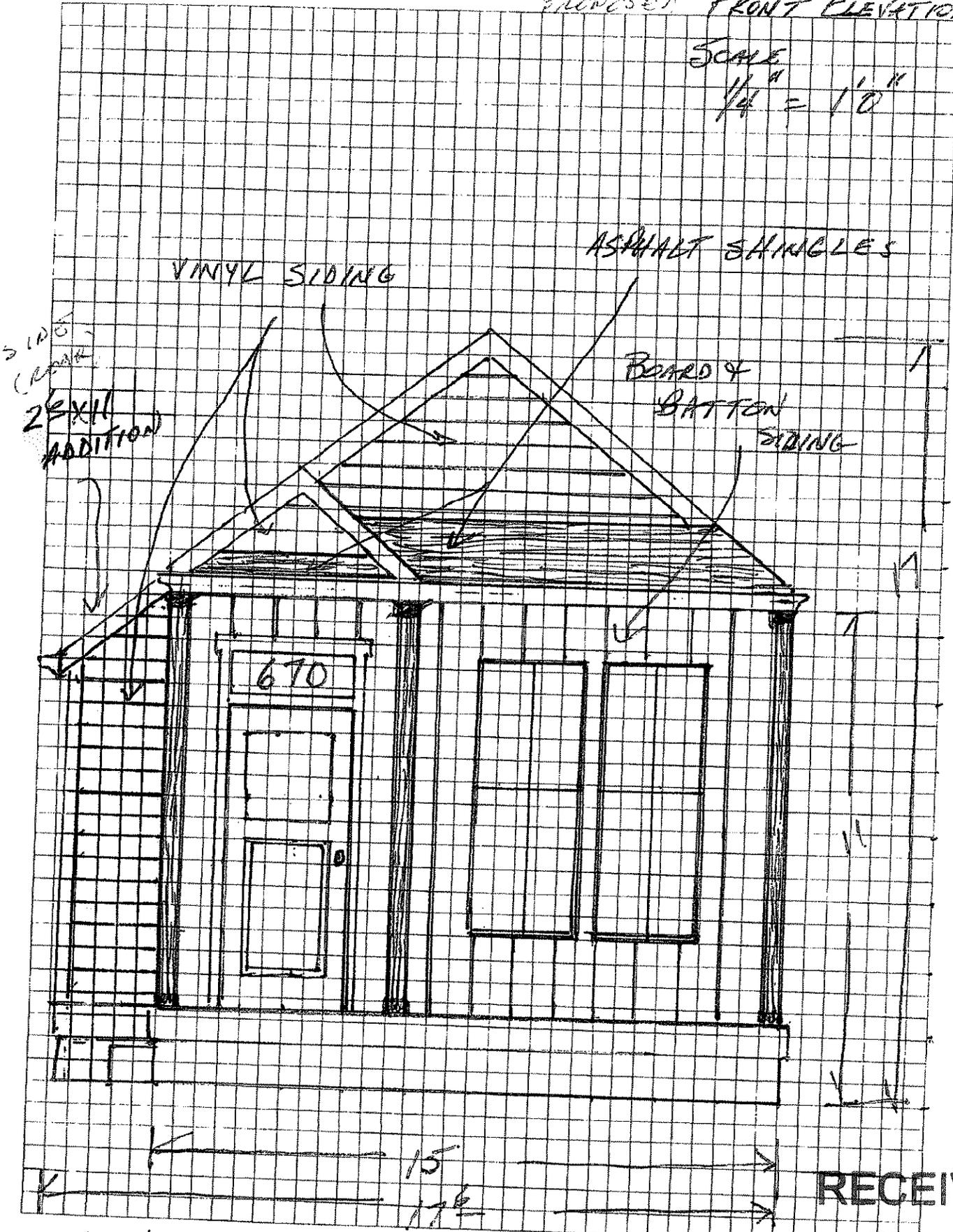
APR 01 2020

PLANNING & DESIGN
SERVICES

20 - VARIANCE - 0042

PROPOSED FRONT ELEVATION

SCALE
1/4" = 1'0"



APR 01 2020

PLANNING & DESIGN SERVICES

20 - VARIANCE - 0042

REAR ELEVATION

SCALE 1/4" = 1'-0"

VINYL
SIDING

NEW RIDGE

6" ADDITIONAL
WIDTH VS.
PREVIOUS
17' FOOTPRINT

Block

17'

RECEIVED

APR 01 2020

PLANNING & DESIGN
SERVICES

20 - VARIANCE - 0042