



# BOZA Appeal Application

Louisville Metro Planning & Design Services

Case No.: 18APPEAL1004 Intake Staff: HP

Date: 9/27/18 Fee: \$ 500

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 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

Primary Project Address: 3818 Southern Parkway Louisville, KY 40214

Additional Address(es): \_\_\_\_\_

Primary Parcel ID: 051F00290000

Additional Parcel ID(s): \_\_\_\_\_

Proposed Use: Duplex Existing Use: Duplex

Existing Zoning District: R5 Existing Form District: Traditional

Deed Book(s) / Page Numbers<sup>2</sup>: BK: 10647 PG: 669-671

The subject property contains .0754 acres. Number of Adjoining Property Owners: 8

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)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

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18APPEAL1004

**Contact Information:**

**Appellant:**  *Check if primary contact*

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

Name: Michael T. Fallot

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 4165 Westport Rd Suite 204

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 40207

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 5023967371

Primary Phone: \_\_\_\_\_

Alternate Phone: 5024003011

Alternate Phone: \_\_\_\_\_

Email: mike@mmlending.com

Email: \_\_\_\_\_

**Appellant Signature (required):** \_\_\_\_\_

**Attorney:**  *Check if primary contact*

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

Name: \_\_\_\_\_

Name: Michael T Fallot

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: 4165 Westport Rd Suite 204

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: louisville State: KY Zip: 40207

Primary Phone: \_\_\_\_\_

Primary Phone: 5023967371

Alternate Phone: \_\_\_\_\_

Alternate Phone: 5023967371

Email: \_\_\_\_\_

Email: mike@mmlending.com

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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, Michael T Fallot, in my capacity as Trustee, hereby *representative/authorized agent/other*

certify that 3818 Southern Parkway Land Trust 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: *Michael T. Fallot* Date: 9/27/18

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.

18A PEAL1004

**Please submit the completed application along with the following items:**

**Project application and description**

- Land Development Report<sup>1</sup>
- A copy of the current recorded deed<sup>2</sup> (*must show "End of Document" stamp on last page*)
- Legal description on separate 8.5" x 11" sheet of paper (if not included in deed)
- Drawing of property, survey, tax map, or LOJIC map
- A written description of the grounds for the appeal
- A copy of the action or decision being appealed (e.g. Refusal Form, Cease and Desist Order, Interpretation Letter, etc.)
- If necessary, notarized affidavits, photographs, and supporting documents – examples may include information from Caron's or the Polk Directory, utility bills, tax records, etc.

**Mailing labels to notify Adjoining Property Owners (APOs)<sup>3</sup>**

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

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

- \$ 500 Application Fee  
\$1.00 per mailing label Notice Fee

**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 2<sup>nd</sup> 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.

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# Land Development Report

September 23, 2018 5:04 PM

About LDC

## Location

Parcel ID: 051F00280000  
 Parcel LRSN: 145924  
 Address: → 3820 SOUTHERN PKY

## Zoning

Zoning: → R5  
 Form District: TRADITIONAL NEIGHBORHOOD  
 Plan Certain #: NONE  
 Proposed Subdivision Name: NONE  
 Proposed Subdivision Docket #: NONE  
 Current Subdivision Name: OAKDALE ADDITION  
 Plat Book - Page: 06-062  
 Related Cases: NONE

## Special Review Districts

Overlay District: NO  
 Historic Preservation District: NONE  
 National Register District: OAKDALE  
 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 or  
 Combined Sewer Floodprone Area: NO  
 Local Regulatory Conveyance Zone: NO  
 FEMA FIRM Panel: 21111C0057E

### 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: NO

## Sewer & Drainage

MSD Property Service Connection: YES  
 Sewer Recapture Fee Area: NO  
 Drainage Credit Program: CSO211, CSO015 - Project(s) Value between \$.04 - \$1.5

## Services

Municipality: LOUISVILLE  
 Council District: 15  
 Fire Protection District: LOUISVILLE #3  
 Urban Service District: YES

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OFFICE OF PLANNING & DESIGN SERVICES  
DEVELOP LOUISVILLE  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

YU "EMILY" LIU, AICP  
DIRECTOR

September 24, 2018

Mike Fallot  
4165 Westport Road #204  
Louisville, KY 40207

Re: 18NONCONFORM1019  
3818 Southern Parkway  
Louisville, Kentucky 40214

This letter will serve notice that nonconforming use rights for a two family dwelling (duplex) have not been established for the property known as 3818 Southern Parkway. The subject property lies within the R-5 Residential Single Family zoning district, which does not permit two family dwellings. This decision is based upon information provided in the application and Develop Louisville files.

Staff's conclusion can be appealed to the Louisville Metro Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257 within 30 days.

Sincerely,

Chris French  
Planning & Design Supervisor

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LOUISVILLE FORWARD

[www.louisvilleky.gov](http://www.louisvilleky.gov)

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE. 300, LOUISVILLE, KENTUCKY 40202 502.574.6230 FAX 502.574.8129

18 APPEAL 1004



**Land Development Report**

April 26, 2018 10:45 AM

About LDC

*3818 - SURFACE PLANT*

**Location**

Parcel ID: 051F00290000  
Parcel LRSN: 145851  
Address: MULTIPLE ADDRESSES

**Zoning**

Zoning: R5  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: OAKDALE ADDITION  
Plat Book - Page: 06-062  
Related Cases: NONE

**Special Review Districts**

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

**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: 21111C0057E

**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: NO

**Sewer & Drainage**

MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: CSO211, CSO015 - Project(s) Value between \$.04 - \$1.5

**Services**

Municipality: LOUISVILLE  
Council District: 15  
Fire Protection District: LOUISVILLE #3  
Urban Service District: YES

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*13 APPEAL 1004*



# General Information Report

December 26, 2017 1:36 PM

### General Geographic Information

City: LOUISVILLE  
 Zip Code: 40214  
 Parcel ID: 051F00290000  
 2000 Census Tract: 004000  
 2000 Census Block: 1000  
 2010 Census Tract: 004000  
 2010 Census Block: 1000  
 Neighborhood: SOUTH LOUISVILLE  
 Neighborhood Place: SOUTH CENTRAL  
 Metro Park: Not Applicable  
 LOJIC Street Atlas: MAM18-D

### Sanitation Services

Garbage Collection: WEDNESDAY  
 Recycling/Yard Waste: MONDAY  
 Junk Set-Out Period: 3/23/18 - 3/25/18

### Special Districts

Enterprise Zone: Not Applicable  
 Overlay District: Not Applicable  
 Historical District: OAKDALE  
 Preservation District: Not Applicable  
 Urban Renewal District: Not Applicable  
 CPW Maintenance District: WEST  
 Zoning - Form District: R5 - TN

### Emergency Services

Fire: Louisville Fire District 3  
 Police: Louisville Metro Police Department, Fourth Division

### Political Areas

Council Member District: 15 - MARIANNE BUTLER  
 US Congressional District: 3 - JOHN YARMUTH  
 KY Senatorial District: 37 - PERRY B. CLARK  
 KY Legislative District: 40 - DENNIS L. HORLANDER  
 School Board District: 5 - Linda Duncan  
 Voting Precinct: K117 Where do I vote?

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18 APPEAL 001

**Attachment to BOZA Appeal Application  
3818 Southern Parkway, Louisville KY 40214  
GROUNDS FOR THE APPEAL**

The subject property of the appeal, 3818 Southern Parkway, Louisville, KY 40214 (the "Property") appears to have been constructed and used as a Duplex. The Property was acquired by the current owner, 3818 Southern Parkway Land Trust, Michael T Fallot, trustee, ("Owner") on 6/24/16, and was not occupied and was in such poor condition that it was not habitable. The Property was configured as a Duplex at the time of purchase, with separate entrances.

- At the time that the Property was purchased, the Property Class in the Property Valuation Administrators records was described as "DUPLEX, 520 RES 2 FAMILY DWELL" (copy attached).
- The Owner completed significant repairs to the Property to be a fully functioning Duplex, and obtained required building permits for each of the Duplex units (Permit #'s: BL999028 and BL999031). On 2/5/18 a Certificate of Occupancy was issued for each of the Duplex units by Louisville-Jefferson County Metro Government Codes and Regulations, Division of Construction Review (copies attached).
- The 1971 Caron's Louisville Directory (copy attached) lists two (2) separate occupants at 3818 Southern Parkway (Whitlow, Stella Mrs. 361-3251 and Long, Roger 368-9396)
- The adjacent property at 3816 ½ Southern Parkway is zoned R7 and is currently used as a multi-family residence (Land Development Report attached)
- The adjacent property at 3820 Southern Parkway is zoned R5 and is currently used as a multi-family residence (Land Development Report attached)
- Substantially all other properties in the area are operated and used as multi family residences (and many are zoned R5); including 3822 Southern Parkway, 3824 Southern Parkway, 3826 Southern Parkway, 3816 Southern Parkway).
- Photographs of the Property from the PVA website reflect that the Property had multiple entrances in prior years.
- The Owner was advised by LG&E (the local utility provider) that prior to the Owner establishing service with LG&E in 2017 that there were no billing records available, which the LG&E representative said indicated that no account had been established for the prior 8 or 9 years.
- The Owner has constructed a parking area that will accommodate 3 vehicles

Because the Property appears to have been constructed and operated as a Duplex form many years, and that the adjoining properties are multi-family properties, the Owner respectfully requests that the Property be classified as a Duplex, with R7 zoning

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**CONDITIONAL USE PERMIT**  
**3818 Southern Parkway Louisville, KY 40214**

1. 3816 ½ Southern Parkway  
Michael T Bell  
Anthony G Bell  
7503 Meganwood Pl  
Louisville, KY 40214
  
2. 3816 Southern Parkway  
TR Properties, LLC  
8212 Nash Rd  
Louisville, KY 40214
  
3. 3820 Southern Parkway  
Squire Properties, LLC  
620 Woodlawn Ave  
Louisville, KY 40215
  
4. 3822 Southern Parkway  
Mike Bell  
7503 Meganwood Pl  
Louisville, KY 40214
  
5. 700 Central Ave  
Louisville/Jeff, County Metro Go  
527 W Jefferson St  
Louisville, KY 40202-2814
  
6. 3805 Southern Parkway  
Victory Memorial Baptist Church  
3805 Southern Parkway  
Louisville, KY 40214-1756
  
7. 3805 Southern Parkway  
Victory Memorial Baptist Church  
3805 Southern Parkway  
Louisville, KY 40214-1756
  
8. 3819 Southern Parkway  
Trustees of Victory Memorial Baptist  
3805 Southern Parkway  
Louisville, KY 40214-1756

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Louisville-Jefferson County Metro Government  
**Department of Develop Louisville**

**Office of Construction Review**  
444 S. 5th Street, Suite 100  
Louisville, KY 40202  
502.574.3321  
[www.louisvilleky.gov/ip/Construction+Review](http://www.louisvilleky.gov/ip/Construction+Review)

### Building Permit

<b>Permit Number:</b>	BL999028	<b>Issue Date:</b>	09/07/2016	<b>Expiration Date:</b>	02/25/2018
<b>Contractor:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207	<b>Owner:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207	<b>Inspector:</b>	KEVIN MANRING (502) 773-2083 <a href="mailto:kevin.manring@LouisvilleKy.gov">kevin.manring@LouisvilleKy.gov</a>
<b>Location:</b>	3818 SOUTHERN PKY LOUISVILLE, KY 40214	<b>Estimated Cost:</b>	\$35,000.00	<b>Work Type:</b>	Renovation - Alter - Repair
<b>Dept. of Commerce:</b>	Single Family	<b>Total Square Feet:</b>	200	<b>Occupancy:</b>	DUPLEX 1ST FLOOR INTERIOR RENOVATION FOR SFD

**Work Description:** 200 SF 1ST FLOOR INTERIOR RENOVATION OF TWO STORY DUPLEX. SINGLE FAMILY DWELLING OF EACH FLOOR OF WOOD FRAME CONSTRUCTION. SHALL NOT ENCROACH ANY EASEMENTS OR REQUIRED YARDS. SEPARATE PERMIT REQUIRED FOR ELECTRIC. SHALL COMPLY WITH 2013 KRC INCLUDING RAFTER SPAN R802.5; FLOOR JOIST SPAN R502.3; CEILING JOIST SPAN R802.4; SMOKE ALARMS R314; AND CARBON MONOXIDE ALARMS R315. A PERMANENT ENERGY EFFICIENCY CERTIFICATE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL SHOWING R-VALUES IN ZONE 4. SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. FENESTRATION (WINDOWS & DOORS) - .35 MAXIMUM U VALUE. SHALL PROVIDE WRITTEN WINDOW INSTALLATION INSTRUCTIONS PROVIDED BY THE WINDOW MANUFACTURER PER R613.1. SAME SHALL BE DELIVERED TO THE FIELD INSPECTOR. BUILDER HAS ENGINEER ANTHONY P. EHLERS JR. #30153 STAMPED AND APPROVED PLANS ON 06/30/2016 FOR FULL BUILD CONSTRUCTION. - HH

### Permit Detail

<b>Total New Bedrooms:</b>		<b>Total Bedrooms:</b>		<b>Stories:</b>	2
<b>Single Family Units:</b>		<b>Total Single Family Units:</b>	1		
<b>Occupancy Date:</b>					
<b>Use Group</b>	R-3	<b>Square Footage</b>	200	<b>Construction Type</b>	5-B

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### Payments Received

Description	Amount
Building Permit Fee	\$50.00

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### Inspection History

Inspection Number	Inspection Date	Type	Inspector	Complete Date	Result	Inspector Comments
2293943	02/05/2018	FINAL	KMANRING	02/05/2018	COO	
2290820	03/03/2017	ROUGH-IN	KMANRING	03/03/2017	PASSED	
2257705	02/16/2017	ROUGH-IN	KMANRING	02/16/2017	CNNOTICE	lights fixtures will need to be pre rocked if recessed fixture are used and pre rock of HVAC chase through ceiling
2257704	01/31/2017	FOUNDATION	KMANRING	01/31/2017	PASSED	

### Print Options

- Print
- Print Certificate of Occupancy
- Print Certificate of Acceptance

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Louisville-Jefferson County Metro Government  
**Department of Develop Louisville**

**Office of Construction Review**  
444 S. 5th Street, Suite 100  
Louisville, KY 40202  
502.574.3321  
[www.louisvilleky.gov/pl/Construction+Review](http://www.louisvilleky.gov/pl/Construction+Review)

## Building Permit

<b>Permit Number:</b>	BL999031	<b>Issue Date:</b>	09/07/2016	<b>Expiration Date:</b>	02/25/2018
<b>Contractor:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207	<b>Owner:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207	<b>Inspector:</b>	KEVIN MANRING (502) 773-2083 <a href="mailto:kevin.manring@LouisvilleKy.gov">kevin.manring@LouisvilleKy.gov</a>
<b>Location:</b>	3818 SOUTHERN PKY LOUISVILLE, KY 40214	<b>Estimated Cost:</b>	\$35,000.00	<b>Work Type:</b>	Renovation - Alter - Repair
<b>Dept. of Commerce:</b>	Single Family	<b>Total Square Feet:</b>	155	<b>Occupancy:</b>	DUPLEX 1ST FLOOR INTERIOR RENOVATION FOR SFD

**Work Description:** 155 SF 2ND FLOOR INTERIOR RENOVATION OF TWO STORY DUPLEX SINGLE FAMILY DWELLING OF EACH FLOOR OF WOOD FRAME CONSTRUCTION. SHALL NOT ENCROACH ANY EASEMENTS OR REQUIRED YARDS. SEPARATE PERMIT REQUIRED FOR ELECTRIC. SHALL COMPLY WITH 2013 KRC INCLUDING RAFTER SPAN R802.5; FLOOR JOIST SPAN R502.3; CEILING JOIST SPAN R802.4; SMOKE ALARMS R314; AND CARBON MONOXIDE ALARMS R315. A PERMANENT ENERGY EFFICIENCY CERTIFICATE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL SHOWING R-VALUES IN ZONE 4, SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. FENESTRATION (WINDOWS & DOORS) - .35 MAXIMUM U VALUE. SHALL PROVIDE WRITTEN WINDOW INSTALLATION INSTRUCTIONS PROVIDED BY THE WINDOW MANUFACTURER PER R613.1. SAME SHALL BE DELIVERED TO THE FIELD INSPECTOR. BUILDER HAS ENGINEER ANTHONY P. EHLERS JR. #30153 STAMPED AND APPROVED PLANS ON 06/30/2016 FOR FULL BUILD CONSTRUCTION. - HH

### Permit Detail

<b>Total New Bedrooms:</b>	Total Bedrooms: 2	Stories: 2
<b>Single Family Units:</b>	Total Single Family Units: 1	
<b>Occupancy Date:</b>		
<b>Use Group</b> R-3	<b>Square Footage</b> 155	<b>Construction Type</b> 5-B

### Payments Received

Description	Amount
Building Permit Fee	\$50.00

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### Inspection History

Inspection Number	Inspection Date	Type	Inspector	Complete Date	Result	Inspector Comments
2290826	02/05/2018	FINAL	KMANRING	02/05/2018	COO	
2290818	02/16/2017	ROUGH-IN	KMANRING	02/16/2017	PASSED	
2257707	02/16/2017	ROUGH-IN	KMANRING	02/16/2017	PASSED	second floor ready for sheetrock
2257706	01/31/2017	FOUNDATION	KMANRING	01/31/2017	PASSED	

### Print Options

[Print](#)

[Print Certificate of Occupancy](#)

[Print Certificate of Acceptance](#)

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Louisville-Jefferson County Metro Government

# Codes and Regulations

Division of Construction Review

444 S. 5th Street, Suite 100 - Louisville, KY 40202

Phone: 502.574.3321 Web Site: <https://louisvilleky.gov/government/construction-review>

## CERTIFICATE OF OCCUPANCY IS HEREBY GRANTED TO:

<b>Applicant:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207	<b>Owner:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207
<b>Location:</b>	3818 SOUTHERN PKY	<b>Permit Number:</b>	BL999028
<b>Issue Date:</b>	9/7/2016 3:41:51 PM	<b>Completion Date:</b>	
<b>A/P Name:</b>	DUPLEX 1ST FLOOR INTERIOR RENOVATION FOR SFD	<b>Occupancy Type:</b>	Single Family
<b>Work Type:</b>	Renovation - Alter - Repair	<b>Code Edition:</b>	KRC2013
<b>Construction Type(s):</b>	5-B	<b>Use Group:</b>	R-3

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KEVIN MANRING - Inspector  
(502) 773-2083  
kevin.manring@LouisvilleKy.gov

The development listed above has been inspected and found to be in substantial compliance with the requirements of the Kentucky Building Code, the Kentucky Residential Code and Louisville Metro Code of Ordinances.

18APPEAL1004



Louisville-Jefferson County Metro Government

# Codes and Regulations

Division of Construction Review

444 S. 5th Street, Suite 100 - Louisville, KY 40202

Phone: 502.574.3321 Web Site: <https://louisvilleky.gov/government/construction-review>

## CERTIFICATE OF OCCUPANCY IS HEREBY GRANTED TO:

<b>Applicant:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207	<b>Owner:</b>	S PARKWAY LAND TRUST 3818 4165 WESTPORT RD STE 204 LOUISVILLE, KY 40207
<b>Location:</b>	3818 SOUTHERN PKY	<b>Permit Number:</b>	BL999031
<b>Issue Date:</b>	9/7/2016 3:42:27 PM	<b>Completion Date:</b>	
<b>A/P Name:</b>	DUPLEX 1ST FLOOR INTERIOR RENOVATION FOR SFD	<b>Occupancy Type:</b>	Single Family
<b>Work Type:</b>	Renovation - Alter - Repair	<b>Code Edition:</b>	KRC2013
<b>Construction Type(s):</b>	5-B	<b>Use Group:</b>	R-3

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KEVIN MANRING - Inspector  
 (502) 773-2083  
 kevin.manring@LouisvilleKy.gov

The development listed above has been inspected and found to be in substantial compliance with the requirements of the Kentucky Building Code, the Kentucky Residential Code and Louisville Metro Code of Ordinances.

18APPEAL1005



**Land Development Report**

September 23, 2018 4:52 PM

About LDC

*3810 1/2 SOUTHWEST PARKWAY*

**Location**

Parcel ID: 051F00300000  
Parcel LRSN: 145778  
Address: MULTIPLE ADDRESSES

**Zoning**

Zoning: *→* R7  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: OAKDALE ADDITION  
Plat Book - Page: 06-062  
Related Cases: B-202-95

**Special Review Districts**

Overlay District: NO  
Historic Preservation District: NONE  
National Register District: OAKDALE  
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 or  
Combined Sewer Floodprone Area: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0057E

**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: NO

**Sewer & Drainage**

MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: CSO211, CSO015 - Project(s) Value between \$.04 - \$1.5

**Services**

Municipality: LOUISVILLE  
Council District: 15  
Fire Protection District: LOUISVILLE #3  
Urban Service District: YES

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*18A PEAL/004*



CARON'S  
**LOUISVILLE**

CITY DIRECTORY

**1971**

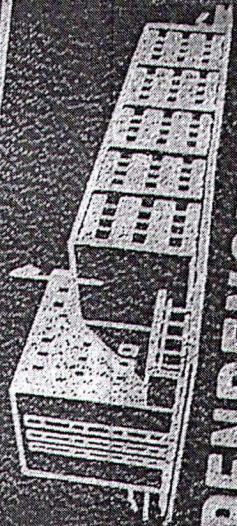
CARON DIRECTORY CO.  
PUBLISHERS

CITIZENS FIDELITY BANK

**BANKAMERICARD**

Phone 581-2060

\*Prior to January 1, 1972 Call 584-0371



**INDEPENDENCE LIFE AND  
ACCIDENT INSURANCE**

**1971 City**

# THE STANDARD PRINTING COMPANY

220-230 S. FIRST ST.

LOUISVILLE

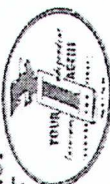
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Consult  
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If You  
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VANDIVER-ROTH-FRONTMEYER INC.

PROFESSIONAL INSURANCE COUNSELLORS  
FOR HOME BUSINESS & INDUSTRY

1017 DeFont Squares, Tel. 597-5121 and 583-0221

**SOUTHERN PKWY. Contd**

- S 3D INTERSECTS
- MARKDALE AV ENDS
- 3801 Gable Russ & Associates Inc real est 368-2376
- 3802 Mayers Charles
- 3803 Welch Harold 361-4289
- 3804 Welch Evan Upholstery
- 3805 State Special Police Inc security guards 366-2111
- 3804 Bowington James H @ 363-3069
- 3805 Victory Memorial Baptist Church 368-2821
- 3806 Sumner James @ 367-7905
- 3807 Trubue Walter L @ 363-3790
- 3808 Raymond Ehr S @ 363-4026
- 3809 Talbert B Jerry 361-3478
- 3814 Storm Joyce M
- 3815 Davton David L
- 3816 Parr Myra L
- 3817 Hays Kath 363-4775
- 3818 Korte C Douglas 363-4904
- 3818 1/2 Parrish James T @ 366-1969
- 3818 1/2 Crutchfield May Mrs
- 3818 Whitlow Stella Mrs 361-3251
- 3819 Long Roger 368-9396
- 3819 Owen Mary S Mrs 363-0982
- 3820 Miller Ruth O Mrs @ 363-0982
- 3820 Martin Mayme L Mrs
- 3821 Martin Vivian
- 3821 Hensley Sarah J Mrs @ 367-1579
- 3822 Snawder Larry D 361-2401
- 3823 Knabeschuh Norman @ 366-1173
- 3824 Canada Mary C Mrs @ 363-2840
- 3825 Victory Mem Bapt Ch parking lot
- 3826 Yates Arth E 368-0871
- 3827 Mills Leon 361-7988
- 3828 Mc Kinney Leonard J
- 3828 1/2 Morgan John 367-6219
- 3828 1/2 Layton Vernon V
- 3829 Lamkin Joseph L @ 363-0602
- 3830 Scott Maude Mrs 363-2225
- 3831 Heller Julia Mrs @ 368-5167
- 3831 Clavin Marguerite Mrs @ 363-9008
- 3832 Downs John A @ 363-9008
- 3832 Lee Lucile P Mrs @ 366-2615
- 3832 Lockard John 368-8913
- 3833 Foster Glen @ 368-4698
- 3834 Mason Ada C @ 366-9942
- 3836 Sutherland Harry K @
- 3837 Vacant
- 3838 Murphy M L 367-6395
- 3838 1/2 Davis Wm L 366-7518
- 3839 South Louisville Christian Church parking lot
- 3840 Hannephin Steph E @ 366-2697
- WINN AV BEGINS
- 3841 Apartments
- 1 Bain Glenn 363-4724
- 2 Kennedy Carl F 367-8367
- 3 Priddy Betty J
- 4 Newton John
- 3845 South Louisville Christian Church 361-2379
- 3846 Brown Eula Mrs 366-0409
- 3846 Braswell John E 363-4015
- 3846 Bruner Wm T @ 367-7089
- 3850 Shan Irene Mrs @ 368-7464
- 3852 Wooten Ben L
- 3854 Miller Ora E Mrs @ 368-9369
- 3854 1/2 Galt Charles @ 368-9369
- 3854 1/2 Pomaz Mary A Mrs @ 368-2290
- 3854 1/2 Hanzlip Peggy Mrs 361-5844
- 3854 1/2 Sneed Wm W @ 366-8449
- W KENTON INTERSECTS
- 3859 Yolanda Apts
- 1 Vacant
- 2 Stewart David M 366-5473
- 3 Barnett Elz Mrs 366-8697
- 4 Thompson Dorothy R Mrs
- 5 Baybourne Richd W 361-4964
- 6 Parker Hugh E 361-4087
- 7 Thomas Dand A
- 8 Cox Ruth
- 3901 Floerby Wm E Jr 366-5505
- 3902 Morris James T @ 368-8993
- 3903 Brennan Raymond M @ 368-2222
- 3904 Martin G

- 3911 Seifert Rield @ 361-4365
- 3913 Cox Mary L Mrs @ 366-7234
- 3915 Orwick Ronald 361-7685
- 3919 Jennette Thos J @ 361-9622
- 3921 Cornwell Anna Mrs 363-6636
- 3923 Winburn Myrtle Mrs 366-6911
- 3925 Borders Sally B Mrs @ 363-9254
- 3927 Florence Matine B 366-9837
- 3928 Stover Vida A Mrs @ 366-7011
- 3930 Puckett Ronald R
- 3932 Thompson Gary @ 367-8827
- 3934 Whitlow Rondell D 363-3795
- Robertson Willie E Mrs 363-9837
- 3936 Wagner Mary Mrs @ 368-4755
- 3938 Bethany Lutheran Church
- 4001 Bishop Clara Mrs 363-0724
- 4002 Ramey James W @ 368-4059
- 4003 Bibb Mattie Mrs @ 368-0307
- 4004 Bruner Larry D 368-6787
- 4005 Spencer Larry
- 4006 Vaughan Harold E @
- 4007 Taylor Charles C @ 367-1205
- 4008 Cooley Karl
- 4009 Owen Lillian Mrs @ 361-4047
- 4010 Apartments
- 1 Mills Carl A 366-8687
- 2 Schork Marcia 368-3586
- 3 Jeavons David
- 4 Donoho Lee 363-5157
- 5 Featheringill John 361-2254
- 4011 Kinslous Ronald
- Omstott Lorene @ 367-8520
- 4012 Apartments
- 1 Hall Cheryl J 361-1565
- 2 Bishop Robt 363-9907
- 3 Davis Patsy 361-2817
- 4 Lebangood Ron
- 5 Kerrick Jack
- 6 Colvin Donald 366-1386
- 7 Mc Laurine Howard 361-1516
- 4013 Apartments
- 1 Barbee Henry L 368-7293
- 2 Whitlock Roy A 368-8679
- 3 Arnold Saml M 363-0319
- 4 Smith Jack F 363-4851
- 4014 Heins Herman D @ 366-0009
- Clark Henry
- 4015 Newman Violet Mrs @ 363-2577
- 4016 Mc Cutchen Wm H @ 366-6562
- 4017 Orndorff Virginia H Mrs @ 366-8614
- 4018 Withers James
- Redemann Joseph O @ 368-3232
- 4020 Penick Russell J @
- FAIRMONT AV INTERSECTS
- 4100 Emmanuel Episcopal Church 368-1146
- 4101 Apartments
- 1 Hitt Wm A 366-1020
- 2 Vacant
- 3 Vacant
- 4 Barnes Michl M 361-1577
- 4102 Emmanuel Episcopal Church Annex
- 4103 Mc Keehan Ray A @
- 4104 Parkway Stables 363-9410
- 4105 Maulsby Seaborn T @ 363-9045
- 4106 Arnold Marion F @ 368-0141
- Jones John
- 4107 Siegel Mary K Mrs @ 366-8097
- 4108 Rex Ethel M Mrs @ 363-5154
- 4110 Stephens Herman E @ 367-6721
- 4111 Apartments
- 1 Shaw Albert H 367-6519
- 2 Lee Hubert E 367-7356
- 3 Vacant
- 4 Varney Blanche A 366-6459
- 5 Lyons L L
- 6 Massey Edith Mrs 361-3895
- 4112 Simpson James R @ 368-6103
- 4113 Penn Belle Mrs @ 366-8928
- 4115 Hess W A 363-4474
- 4118 Speagle Hattie H Mrs @ 367-1195
- Mc Henry Mary Mrs 366-7688
- 4120 Friend Margt Mrs @ 363-3243
- 4129 Gerald Jesse T @ 363-5821
- 4151 Gay Gertrude N Mrs @ 366-6351
- W WHITNEY AV INTERSECTS

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# SOUTHERN PEWEE

3816 1/2	Hagan E	
	Lindsay W	
3818	Dalton B	
	Showalter B	
3820	Atkins M	
	Garvin N L	
3822	Davis M S	
	Upton H B	40
3824	Davis Mary J	
	Ludwick A L	40
	Higdon I A	40
3826	Fowler J T	40
	O'Connell R J	
3828	Sternberg Manuel	40
	Whitson G T	40
3830	Carter J A	
	Compton Chesley	40
3832	Miller A C	40
	Zimmer Leopold	40

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MICHAEL T BELL  
ANTHONY G. BELL  
7503 MEGANWOOD PL  
LOU. KY 40214

TR PROPERTIES  
8212 NASH RD  
LOU KY 40214

SQUIRE PROPERTIES LLL  
620 WOODLAWN AVE  
LOU KY 40215

MIKE BELL  
7503 MEGANWOOD PL  
LOU. KY 40214

LOUISVILLE/JEFF CNTY  
527 W. JEFFERSON ST  
LOU. KY 40262-2814

VICTORY MEMORIAL BAPTIST  
3805 SOUTHERN PARKWAY  
LOU KY 40214-1756

VICTORY MEMORIAL BAPTIST  
380.5 SOUTHERN PARKWAY  
LOUISVILLE KY 40214-1756

TRUSTEES VICTORY MEMORIAL  
BAPTIST  
3805 SOUTHERN PKWY  
LOU. KY 40214-1756

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**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 # 2016148057**

**BATCH # 29902**

**JEFFERSON CO, KY FEE \$17.00**

**STATE OF KY DEED TAX \$30.00**

**PRESENTED ON: 06-24-2016 6 09:44:32 AM**

**LODGED BY: HAYES TITLES & LAW**

**RECORDED: 06-24-2016 09:44:32 AM**

**BOBBIE HOLSCRAW  
CLERK**

**BY: SHERRI SCHULTZ  
RECORDING CLERK**

**BK: D 10647**

**PG: 669-671**

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

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

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2

GENERAL WARRANTY DEED

This Deed made this 23rd day of June, 2016, by and between Dublin Investments, LLC, a Kentucky limited liability company, by Phillip Rauh, Member, 111 Shelby Pointe Dr., Louisville, KY 40223, herein Grantor, and 3818 S Parkway Land Trust by Michael Fallot, Trustee, 4165 Westport Road, Ste. 204, Louisville, KY 40207, current year tax address, herein Grantees.

WITNESSETH:

That for a good and valuable consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00), the receipt of which is hereby acknowledged, the Grantor does hereby sell and convey to the Grantee, with Covenant of General Warranty, in fee simple, the following described real estate situated in Jefferson County, Kentucky, to wit:

Beginning at a point in the West line of Grand Boulevard 725 1/2 feet North of Kenton Street as measured along the West line of Grand Blvd., running thence Westwardly in lines of equal width at right angles to Grand Blvd., 135 feet to a fifteen foot alley, being the North 24 1/2 feet of Lot 15, Block 2, Oakdale Addition, Plat of which is recorded in Deed Book 351, Page 640, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Dublin Investments, LLC, a Kentucky limited liability company, by deed dated January 4, 2016, of record in Deed Book 10531, Page 784, in the office aforesaid.

3818 Southern Parkway, Louisville, KY 40214

The Grantor covenants that it is lawfully seized of the estate hereby conveyed, that it has the full right and power to convey the same and that said estate is free from all other encumbrances, except taxes, if any, due and payable in the current year, and all subsequent taxes, which the Grantees hereby assume and agree to pay.

Provided, however, there is excepted any restrictions, stipulations, and easements of record affecting the use, occupancy, and improvement of said property.

The parties hereto state that the consideration reflected in this Deed is the full

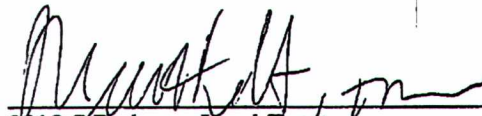
18 APPEAL 1004

consideration paid for the property. The Grantee joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected manager or agent of the Grantor and is fully empowered by the Operating Agreement of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Kentucky; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken

IN TESTIMONY WHEREOF, witness the signatures of the Grantor and the Grantees this date first herein written.

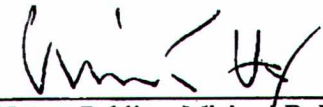
  
Dublin Investments, LLC by Phillip Rauh,  
Member


  
3818 S Parkway Land Trust  
By Michael Fallot, Trustee

STATE OF KENTUCKY     }  
  } SS.  
COUNTY OF JEFFERSON   }

The foregoing Deed and consideration certificate was ACKNOWLEDGED AND SWORN TO before me on this June 23, 2016, by Dublin Investments, LLC by Phillip Rauh, Member, herein Grantor and 3818 S Parkway Land Trust by Michael Fallot, Trustee, herein Grantee, to be their true act and deed.

My Commission expires: 2/24/17.

  
Notary Public – Michael B. Hayes  
Commonwealth of Kentucky at Large

This instrument was prepared by:  
Hayes Title & Law, PLLC  
  
MICHAEL B. HAYES, Attorney at Law  
4423 Sycamore Forest Place  
Louisville, Kentucky 40245  
(502) 290-9514

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DESIGN SERVICES

END OF DOCUMENT

18APPEAL1004



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point in the West line of Grand Boulevard 725 1/2 feet North of Kenton Street as measured along the West line of Grand Blvd., running thence Westwardly in lines of equal width at right angles to Grand Blvd., 135 feet to a fifteen foot alley, being the North 24 1/2 feet of Lot 15, Block 2, Oakdale Addition, Plat of which is recorded in Deed Book 351, Page 640, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to 3818 S Parkway Land Trust, by deed dated June 23, 2016, of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the office aforesaid.

3818 Southern Parkway, Louisville, KY 40214

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