



Variance Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1180 Intake Staff: NH

Date: 3/30/18 Fee: 625.50

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 LDC 5.5.1.A.2 (2017A) of the Land Development Code, to allow PROP. 1,610 SF. 2-STORY TO BE BUILT MORE THAN 5' FROM R/W. BROADWAY.

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

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Proposed Use: Car wash w retail

Existing Use: Car wash

Existing Zoning District: C-2

Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

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

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Dr. Kheder Kutmah

Name: Chris Schipper

Company: Crystal Clean Carwash

Company: C. Schipper Engineering

Address: 5107 Craigs Creek Drive

Address: P.O. BOX 2844

City: Louisville State: KY Zip: 40241

City: Clarksville State: IN Zip: 47131

Primary Phone: 859-992-4660

Primary Phone: 502-727-1634

Alternate Phone: _____

Alternate Phone: _____

Email: khutmah@gmail.com

Email: CSchipperSDG@gmail.com

Owner Signature (required): _____


Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Chris Schipper

Company: _____

Company: C. Schipper Engineering

Address: _____

Address: Same as above

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, Chris Schipper, in my capacity as representative, hereby
representative/authorized agent/other

certify that Kheder Kutmah 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: 3/30/13

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 PROPOSED BUILDING IS LOCATED IN THE REAR CORNER OF THE LOT. THE FURTHEST LOCATION FROM THE PUBLIC.

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

THE STRUCTURE WILL BE BUILT BEHIND THE EXISTING CARWASH. THE VIEW FROM BROADWAY WILL CHANGE VERY LITTLE. WHEN VIEWED FROM 17TH STREET A PORTION OF THE VIEW WILL BE BLOCKED.

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

THE STRUCTURE WILL BE BUILT BEHIND THE EXISTING CARWASH. THE VIEW FROM BROADWAY WILL CHANGE VERY LITTLE. WHEN VIEWED FROM 17TH STREET A PORTION OF THE VIEW WILL BE BLOCKED.

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

THERE IS AN EXISTING STRUCTURE ON SITE THIS WILL BE BEHIND IT. THE STREET SCAPE WILL BE PRESERVED

Additional consideration:

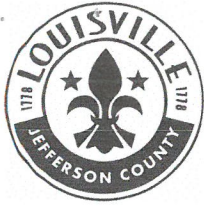
1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

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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.

THE APPLICANT NEEDS THIS VARIANCE IN ORDER TO BUILD THE PROPOSED BUILDING

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



Certificate of Land Use Restriction

Name and Address of Property Owners

Dr. Kheder Kutimah
5107 Crays Creek Drive
Louisville, KY 40241

Address of Property

1701 W. Broadway 40203

Deed Book and Page of Last Recording:

10895 96

Tax Block and Lot number:

Planning Commission Docket Number:

17DEVPLAN 1180

Name of Subdivision or Development (if applicable)

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Type of Restriction

Zoning Map amendment

Development Plan

Variance

Other _____
Specify

Conditional Zoning Condition

Subdivision Plan

Conditional Use Permit

Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

Stephen A Lutz, AICP
Planning Supervisor

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
- Completed Land Use Restrictions form

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

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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: **\$ 95** for Single-Family Uses
\$ 240 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
\$ 600 for All Other Uses

17 DEVPLAN 1180



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1180 Intake Staff: NH
Date: 3/30/18 Fee: 224.00

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.5.1.A.1.A AND B

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: TO NOT PROVIDE A PRINCIPAL BUILDING ENTRANCE FACING THE PRIMARY STREET (WEST BROADWAY) OR A CORNER ENTRANCE.

Primary Project Address: 1701 W. Broadway
Additional Address(es): _____
Primary Parcel ID: 013F00150000
Additional Parcel ID(s): _____

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Proposed Use: Car wash w retail Existing Use: Car wash
Existing Zoning District: C-2 Existing Form District: Traditional Market Place
Deed Book(s) / Page Numbers²: 10895 pg 96
The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, the proposed structure will be located in an existing parking lot. Traffic flow to and from the site will remain in the same locations

2. Will the waiver violate the Comprehensive Plan?

Yes, The building will not face W. Broadway. It cannot. There is an existing building there.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land. The original existing building is facing W. Broadway. If this building were to face W. Broadway it could not be seen b/c the existing building would block the view.



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: F7DEVPLAN1180 Intake Staff: NH
Date: 3/30/18 Fee: φ

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.5.1.A.3.a

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: to allow an ex. vehicular use area/parking to be located to the front (West Broadway and South 17th St) of the prop. 2-story 1,610 sf. pri. structure and no 3 foot stone wall on 17th.

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

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Proposed Use: Car wash w retail Existing Use: Car wash

Existing Zoning District: C-2 Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

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

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, this is the current condition of the lot.

2. Will the waiver violate the Comprehensive Plan?

Yes, This is all existing. The 17th street side of the lot is now screened with shrubs.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building and allow him to continue to use the existing carwash.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land. All of the VUA is currently on the site. Changing this would not allow the owner to use the site as it is currently being used.

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General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1180 Intake Staff: NH
Date: 3/30/18 Fee: Ø

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.5.1.A.3.b

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: to not provide vehicular and parking access to the site from esquire alley.

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

Proposed Use: Car wash w retail Existing Use: Car wash

Existing Zoning District: C-2 Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

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

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, this is the current condition of the lot.

2. Will the waiver violate the Comprehensive Plan?

Yes, This is all existing. Currently there is no access to Esquire Alley.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building and allow him to continue to use the existing carwash. Providing access to the alley will disrupt traffic flow on the lot, reduce parking and eliminate landscaping area.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land. The owner would not have enough parking and traffic flow would be interrupted,

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General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17 DEVPLAN 1180 Intake Staff: NH
Date: 3/30/18 Fee: \$

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.5.1.A.3.d

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: to not provide vehicular and pedestrian connections/access between the subject site and the Marathon gas station found directly adjacent to the west

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

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Proposed Use: Car wash w retail Existing Use: Car wash

Existing Zoning District: C-2 Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

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

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, this is the current condition of the lot.

2. Will the waiver violate the Comprehensive Plan?

Yes, This is all existing. Currently there is no access to the adjacent property.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building and allow him to continue to use the existing carwash. Providing access to the adjacent lot will disrupt traffic flow on the lot, reduce parking and eliminate landscaping area. The differences in elevations between the 2 lots makes this impossible.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land. The owner would not have enough parking and traffic flow would be interrupted, There is not enough space on the lot to adjust for the differences in grade between the 2 lots.

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General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1180 Intake Staff: NH
Date: 3/30/18 Fee: 0

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.9.2.A.1.b.i

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: to not provide a clearly defined safe pedestrian access from the adjacent R/W, W.Broadway, through the off-street parking area to a non-res. building entrance, neither the ex. car wash nor prop. Building.

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

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Proposed Use: Car wash w retail Existing Use: Car wash

Existing Zoning District: C-2 Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

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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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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, this is the current condition of the lot. Access to the proposed building will be provided from 17th street via a sidewalk.

2. Will the waiver violate the Comprehensive Plan?

No, the intent is to provide access. This is done via 17th street.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building pedestrian access can be provide from 17th street.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land. There is no space to provide pedestrian access to Broadway. Pedestrians can use the sidewalk along 17th street to get to the new building.

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General Waiver Application

Louisville Metro Planning & Design Services

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- Other: Waiver of Section _____

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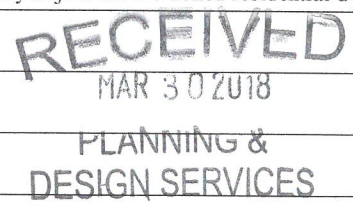
Explanation of Waiver: to not provide at min. 15 ft. lba with 1.5 planting density multiplier with 3 large (type a) or medium (type b) trees with an 8 ft. screen along the rear PL. as parallel to esquire alley adj. to the r-6 zoned residential dwellings in a trad.NFD

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____



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Existing Zoning District: C-2 Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

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

17 DEVPLAN 1180

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, a landscape area is proposed along the majority of Esquire Alley.

2. Will the waiver violate the Comprehensive Plan?

Yes, however screening will be provided.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building screening will be provided where space permits.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land and prevent him from building the proposed building.

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General Waiver Application

Louisville Metro Planning & Design Services

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Case No.: 17DEVPLAN1180 Intake Staff: NH

Date: 3/30/18 Fee: 0

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- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section _____

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: to reduce the req. 5 ft. vua lba along south 17th street to 4 ft. and not provide the required 5 ft. vua lba along the W.Broadway frontage for an approx. dist. of 129 ft. and to not provide the required 3 ft. cont.screen along W. Broadway

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

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If yes, please list the docket/case numbers:

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

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

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, these are all current conditions

2. Will the waiver violate the Comprehensive Plan?

Yes, however some screening is provided.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building. All of these items are around the current building not the proposed building.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land and prevent him from continuing to operate the carwash.

17 DEVPLAN 1180



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1180 Intake Staff: NH

Date: 3/30/18 Fee: \$

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:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section _____

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: to not provide the required 5% ila requirement and as mitigation to provide a 898 sf. 12 ft. x 75 ft. landscaped area interior to the rear property line/5 ft. vua lba along esquire alley and interior to the 4 ft. vua lba along south 17th street, north of the proposed 5 ft. sidewalk leading to the primary entrance.

Primary Project Address: 1701 W. Broadway

Additional Address(es): _____

Primary Parcel ID: 013F00150000

Additional Parcel ID(s): _____

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Proposed Use: Car wash w retail Existing Use: Car wash

Existing Zoning District: C-2 Existing Form District: Traditional Market Place

Deed Book(s) / Page Numbers²: 10895 pg 96

The subject property contains 0.56 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)*¹ Yes No

If yes, please list the docket/case numbers:

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

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

17 DEVPLAN 1180

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, it will provide the more landscaping along the rear property line

2. Will the waiver violate the Comprehensive Plan?

No, The ILA will be eliminated but more green space will be provided on site..

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, granting this waiver will allow the owner to construct this building and provide adequate parking. Overall green space is increased.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B. Strict application would deprive the owner reasonable use of the land and prevent him from building the proposed building.

17 DEVPLAN 1180

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Dr. Kheder Kutmah

Name: Chris Schipper

Company: Crystal Clean Carwash

Company: C. Schipper Engineering

Address: 5107 Craigs Creek Drive

Address: P.O. BOX 2844

City: Lou State: KY Zip: 40341

City: Clarksville State: IN Zip: 47131

Primary Phone: 859-992-4660

Primary Phone: 502-727-1634

Alternate Phone: _____

Alternate Phone: _____

Email: kkutmah@gmail.com

Email: CSchipperSDG@gmail.com

Owner Signature (required): _____



Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Chris Schipper

Company: _____

Company: C. Schipper Engineering

Address: _____

Address: Same as above

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

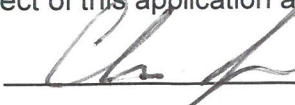
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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other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

I, Chris Schipper, in my capacity as representative, hereby representative/authorized agent/other

certify that Kheder Kutmah 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: 3/30/13

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.

17 DEVPLAN 1180

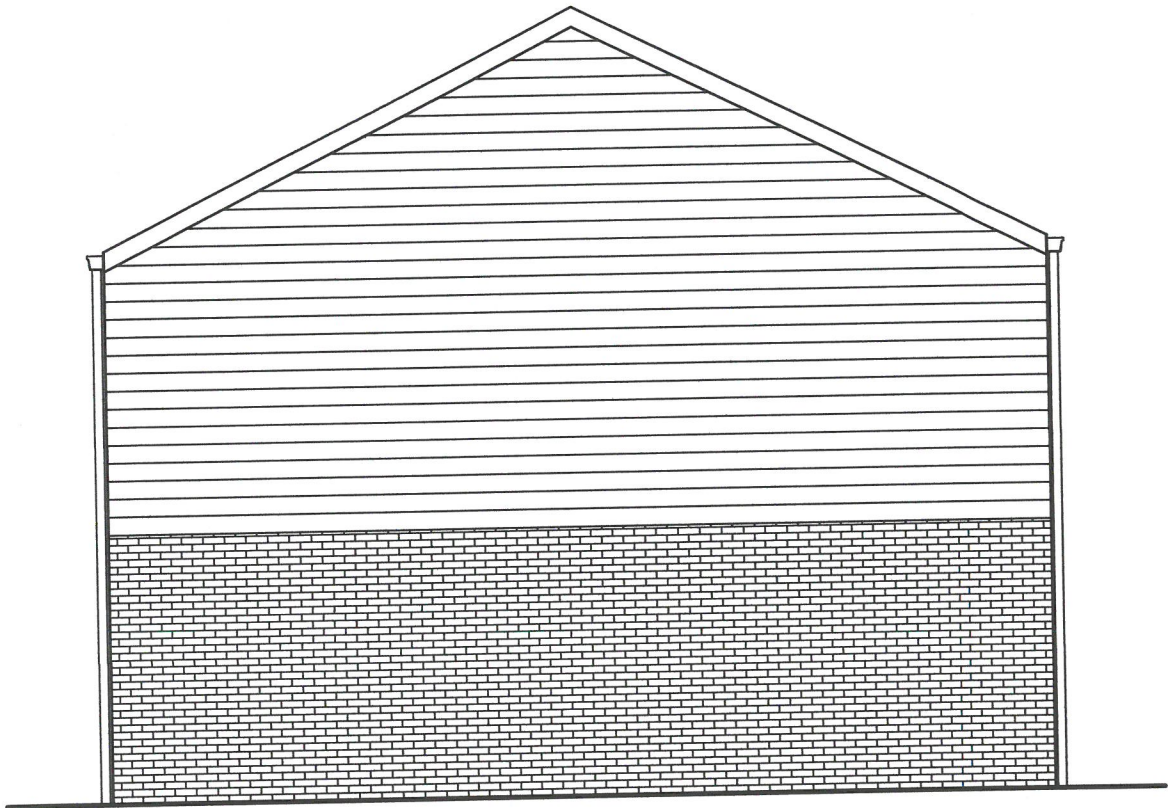
Please submit the completed application along with the following items:

- Land Development Report¹
- Three 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*)

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

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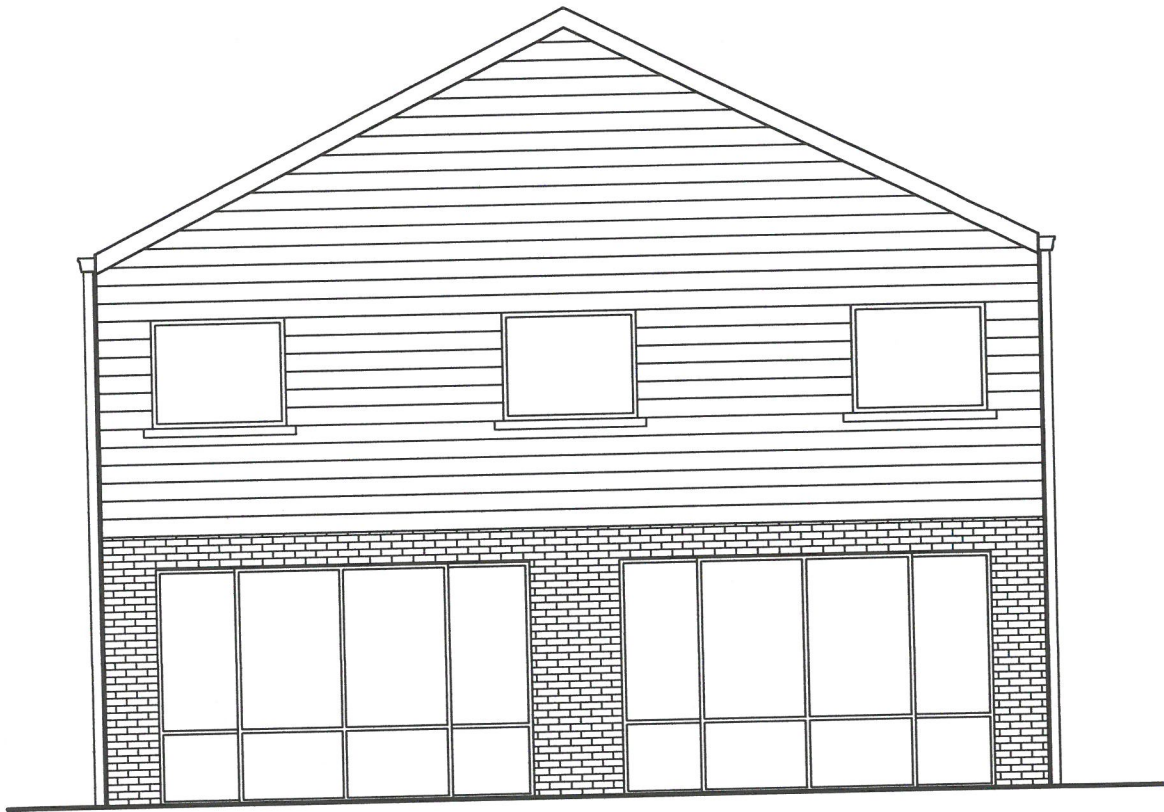
17 DEVPLAN 1180



ESQUIRE ALLEY
(SIDE)

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17 DEVPLAN 1180

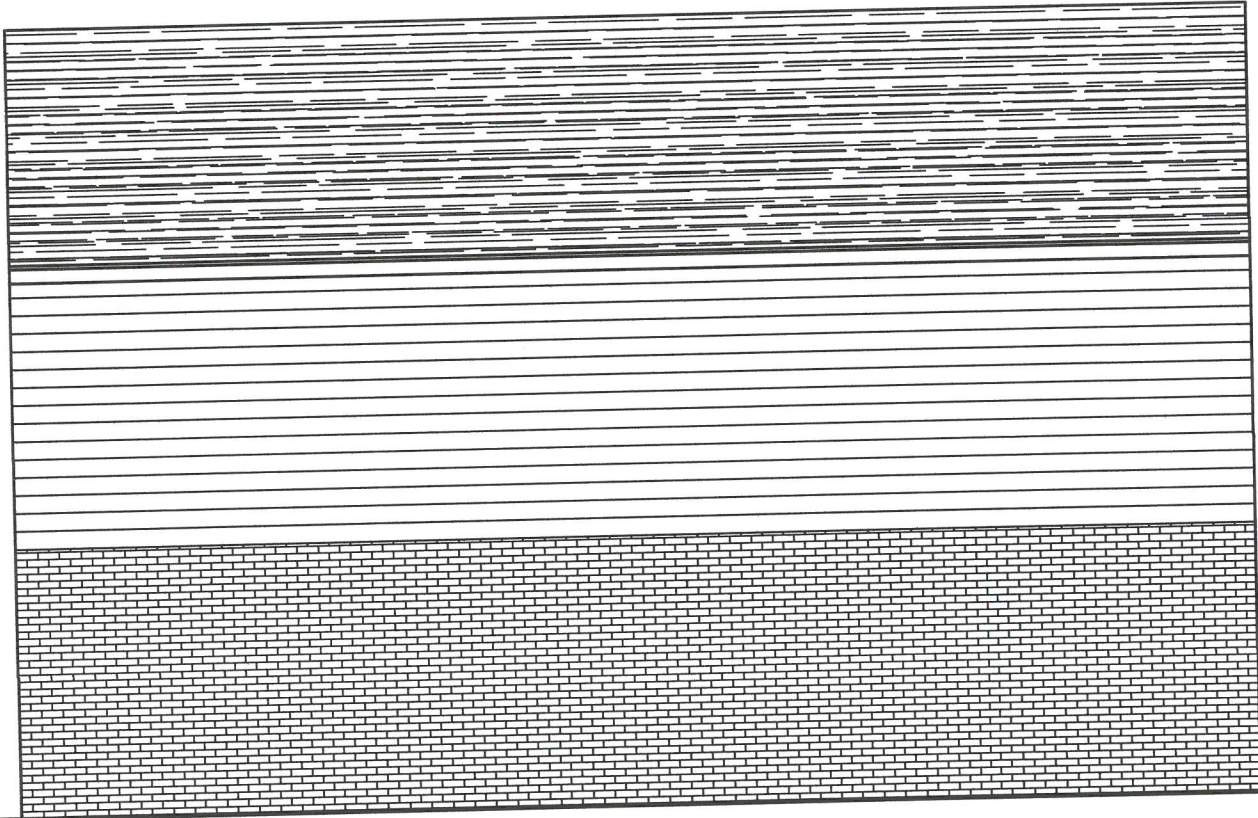


WEST BROADWAY
(SIDE)

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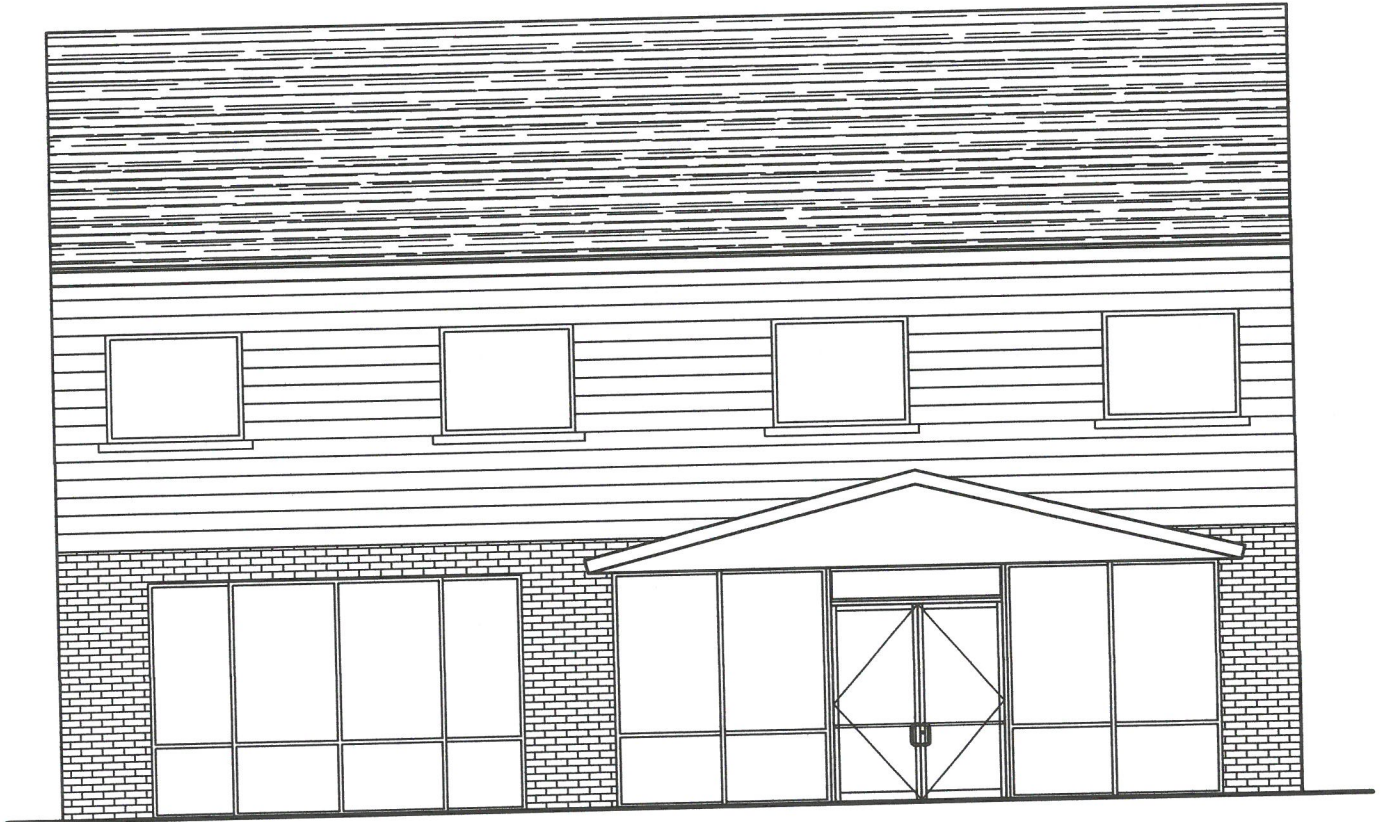
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BACK

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17th STREET
(FRONT)

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17 DEVPLAN 1180



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 # 2017119658

BATCH # 77681

JEFFERSON CO, KY FEE \$34.00

PRESENTED ON: 05-24-2017 7 01:11:44 PM

LODGED BY: KHEDER KUTMAN

RECORDED: 05-24-2017 01:11:44 PM

BOBBIE HOLSCLAW
CLERK

BY: YOLANDA LOGAN
RECORDING CLERK

BK: D 10895

PG: 96-106

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MAR 30 2018

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

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

17 DEVPLAN 1180



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 # 2016015381

BATCH # 9060

JEFFERSON CO, KY FEE \$23.00

STATE OF KY DEED TAX \$300.00

PRESENTED ON: 01-21-2016 6 12:11:17 PM

LODGED BY: DONALD GROOT

RECORDED: 01-21-2016 12:11:17 PM

BOBBIE HOLSCLAW

CLERK

BY: CARRIE HARRISON

RECORDING CLERK

BK: D 10542

PG: 623-628

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

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

17 DEVPLAN 1180

6

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into this 13th day of January, 2016, by and between Squeeky Clean Properties, LLC, a Kentucky limited liability company, with a mailing address of 8913 Stonemour Way, Charlestown, IN 47111-9696, and Thomas M. Campbell and Linda D. Campbell, a married couple, with a mailing address of 8913 Stonemour Way, Charlestown, IN 47111-9696 ("Grantor") and Kheder Kutmah, an individual, with a mailing address of 5107 Craigs Creek Drive, Louisville, KY 40241 and Ibrahim Fahsah, an individual, with a mailing address of 5906 Laurel Lane, Prospect, KY 40059 ("Grantee").

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WITNESSETH:

That for and in consideration of the total sum of Three Hundred Thousand Dollars (\$300,000.00), the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and by these presents hereby grants and conveys until Grantee, in fee simple, its successors and assigns forever, with covenant of Special Warranty, all of that certain real property, together with all improvements located thereon and all appurtenances thereunto belonging, situated in Jefferson County, Kentucky, more particularly described as follows, to-with (the "Property"):

Property Tax Mailing Address: 5107 Craigs Creek Drive, Louisville, KY 40241

TRACT 1 (646 South 17th Street):

BEGINNING on the West side of 17th Street 152 feet North of Broadway; thence Northwardly along the west side of 17th Street, 40-1/2 feet, more or less, to an alley, and extending back westwardly of that width throughout in lines parallel to the lot heretofore conveyed to Emil F. App, by Deed Dated June 22, 1984, and recorded in Deed Book 433, Page 687, in the office of the Clerk of Jefferson County, Kentucky, 90 feet to a 9 foot private alley.

TRACT 2 (648 South 17th Street):

BEGINNING at a point in the west line of Seventeenth Street, 132 feet North of the Northwest corner of Broadway and Seventeenth Street; thence Northwardly fronting on the west line of Seventeenth Street 20 feet and extending back westwardly, the same width in parallel line to lot heretofore conveyed to John R. Murphy, 90 feet to a 9 foot private alley, being the same private alley mentioned in deed aforesaid to John R. Murphy.

TRACT 3 (650 South 17th Street):

BEGINNING on the East side of 17th Street, 110 feet North of Broadway; running thence North along the west side of 17th Street, 22 feet and extending back westwardly of that width throughout 90 feet to an alley; the South line of said lot binding on the North line of another alley.

TRACT 4 (1701 W. Broadway):

BEGINNING at a nail in the North line of Broadway, where it intersects the west line of 17th Street; running thence westwardly with the north line of Broadway, North 79 degrees 33' West 129.11 feet to a stake; thence North 8 degrees 30' East 188.29 feet to the South line of Esquire Street; running thence eastwardly with the south line of Esquire Street, South 81 degrees 30' east 30 feet to an iron pipe; thence leaving Esquire Street and running along the west side of a 9 foot alley, south 8 degrees 30' west 92.68 feet to an iron pipe; thence eastwardly along the south line of a 10 foot alley, as established in Deed Book 429, Page 439, in the office of the Clerk of the County Court of Jefferson County, Kentucky south 81 degrees 30' east 99 feet to a pipe in the west line of 17th Street; running thence southwardly with the west line of 17th Street, South 8 degrees 30' west 100 feet to the point of beginning.

Being the same property acquired by Squeeky Clean Properties, LLC, a Kentucky limited liability company, by deed dated July 29, 2003, of record in Deed Book 8262, Page 546, in the office aforesaid.

To have and to hold, in fee simple, all of the Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantee, its successors and assigns forever.

Grantor hereby specially covenants with Grantee, its successors and assigns, that Grantor will forever warrant and defend all of the Property so granted to Grantee, its successors and assigns, against every person lawfully claiming the same or any part hereof by, through or under Grantor, but not otherwise; and that the Property is free and clear of all taxes, liens and encumbrances, except (a) zoning laws, rules and regulations affecting the Property, if any, (b) the lien of current ad valorem taxes, which taxes shall be prorated as of the date of this Deed and are hereby assumed by Grantee, and the lien of all future ad valorem taxes, which taxes Grantee hereby assumes and agrees to pay and (c) all restrictions, covenants, easements and stipulations of record affecting the Property.

CONSIDERATION CERTIFICATE

As required by KRS 382.135, Grantor hereby certifies, and Grantee appears herein solely for the purpose of certifying, and does hereby certify, that the consideration reflected in the foregoing Deed is the full consideration paid for the Property.

In Testimony Whereof, witness the signatures of Grantor and Grantee on the day, month, and year herein written.

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DEED Book 10542 Page 626

GRANTOR:

Squeeky Clean Properties, LLC

By: Thomas M. Campbell
Thomas M. Campbell, Member

By: Linda D. Campbell
Linda D. Campbell, Member

Thomas M. Campbell
Thomas M. Campbell, signing in his individual capacity to release any interest he may have in the properties

Linda D. Campbell
Linda D. Campbell, signing in her individual capacity to release any interest she may have in the properties

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GRANTEE:

Kheder Kutmah
Kheder Kutmah

Ibrahim Fahsah
Ibrahim Fahsah

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Special Warranty Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 13th day of January, 2016, by Thomas M. Campbell, for and in his capacity as Member on behalf of Squeeky Clean Properties, LLC, a Kentucky limited liability company, the Grantor, and in his capacity as an individual for the purpose of releasing any individual interest he may have in the properties.

My Commission Expires: July 21, 2018

[Signature]
Notary Public, State at Large, Kentucky

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Special Warranty Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 13th day of January, 2016, by Linda D. Campbell, for and in her capacity as Member on behalf of Squeeky Clean Properties, LLC, a Kentucky limited liability company, the Grantor and in his capacity as an individual for the purpose of releasing any individual interest she may have in the properties.

My Commission Expires: July 21, 2018

[Signature]
Notary Public, State at Large, Kentucky

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Consideration Certificate was subscribed, sworn to and acknowledged before me this 13th day of January, 2016, by Kheder Kutmah, an individual, the Grantee.

My Commission Expires: July 21, 2018

[Signature]
Notary Public, State at Large, Kentucky

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DEED Book 10542 Page 628

This Deed prepared,
Without Benefit of Title Examination, By:



Donald E. Groot, Esq.
Attorney at Law
730 W. Market Street, Suite 200
Louisville, Kentucky 40202
(502) 585-3251

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END OF DOCUMENT

STATE OF KENTUCKY } SCT
COUNTY OF JEFFERSON }

I, Bobbie Holsclaw, Clerk of the Jefferson County Court, do hereby certify that the foregoing contains a full, true and correct copy as taken from and compared with the original records in my office, of which I am Legal Custodian and that

said Deed is recorded in DB
Book 10542 Page 623-628

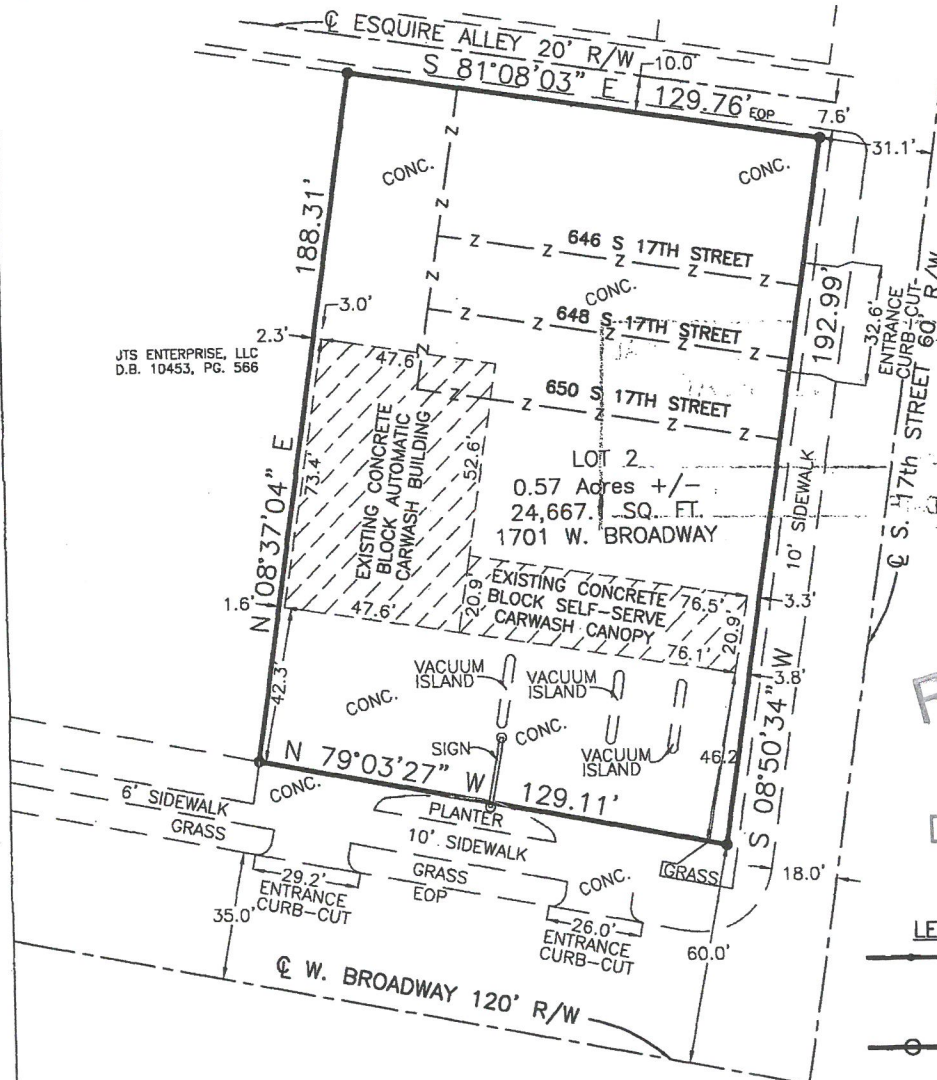
Witness my hands this 24 day of May of 20 17

BOBBIE HOLSCLAW, Clerk
By [Signature] D.C.

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NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS.
2. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
3. NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA MAP PANEL #21111C0041E, DECEMBER 5, 2006.
4. DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.
5. THE HORIZONTAL DATUM FOR THIS PLAT IS BASED ON GPS-RTK-VRS NETWORK KENTUCKY NORTH DATUM.
6. IN PERFORMANCE OF THIS SURVEY, THE GLOBAL POSITIONING SYSTEM WAS USED TO LOCATE THE SURROUNDING STREET RIGHT OF WAYS, AND MONUMENTATION ALONG THE PERIMETER OF THE ADJOINING PROPERTY. THE MONUMENTATION WAS LOCATED IN REAL TIME USING ONE TUMBLE RB NETWORK ROVER, WHICH IS A DUAL FREQUENCY, DUAL CONSTELLATION RECEIVER, RECEIVING NETWORK CORRECTIONS FROM THE KENTUCKY TRANSPORTATION CABINET NETWORK. REAL TIME KINEMATIC METHODS WERE USED FOR LOCATION. THE HORIZONTAL DATUM USED WAS THE KENTUCKY STATE PLANE AMERICAN DATUM OF 1988, USING THE EQUIPOTENTIAL SURFACE OF GEIOD '09 TO DETERMINE ELEVATIONS. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.02' TO 0.05' HORIZONTALLY.
7. ACCESS / SHARED PARKING PROVIDED PER CROSSOVER ACCESS AGREEMENT TO BE RECORDED WITH THIS PLAT.
8. ANY SUBSEQUENT DEVELOPMENT ON SITE MUST ADHERE TO THE FORM DISTRICT TRANSITION ZONE STANDARDS OF SECTION 5.7 OF THE LAND DEVELOPMENT CODE.
9. THIS SITE IS SUBJECT TO THE CONDITIONS OF APPROVAL OF DOCKET B-123-99 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.



JTS ENTERPRISE, LLC
D.B. 10453, PG. 566

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LEGEND

- DENOTES SET 1/2" REBAR W/CAP #3522, UNLESS NOTED.
- DENOTES FOUND PIN

CERTIFICATE OF APPROVAL

Approved this 15th day of March 20 17
Invalid if not recorded before this date: 3/15/18
By: Ben Malz
Lou. Metro Planning Commission
Approval Subject to attached Certificates:
Special Requirement(s): B-123-99
Docket Number: 16 Minor plat 1165

STATE OF KENTUCKY
L. ALAN HARTLEY
3522
LICENSED
PROFESSIONAL
LAND SURVEYOR

I hereby certify that this plat and survey were made under my direct supervision and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

L. ALAN HARTLEY

PLS#3522

DATE

3/13/2017

ALAN HARTLEY LAND SURVEYS

3612 BURKLAND BLVD., SHEPHERDSVILLE, KENTUCKY 40186
PHONE • 502-957-7748 E-MAIL: alan@hartleyland.com

GRAPHIC SCALE 1"=40'



MINOR SUBDIVISION PLAT

OWNER: KUTMAH KHEDER & FAHSAH IBRAHIM
5107 CRAIGS CREEK DR.
LOUISVILLE, KY 40241-4863
D.B. 10542, PG. 623
TAX BLOCK 13F, LOT 15-18
LOCATION: 1701 W. BROADWAY, LOUISVILLE, KY
646 S 17TH STREET, LOUISVILLE, KY
648 S 17TH STREET, LOUISVILLE, KY
650 S 17TH STREET, LOUISVILLE, KY

ZONED: C2
DATE: 3/13/2017

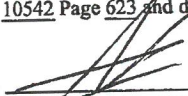
FORM DIST: TMC
SCALE 1"=40'

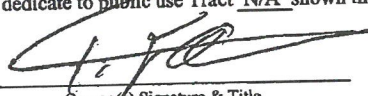
FIELD DATE: 11/2/2016 PLAT 1165

STANDARD CERTIFICATE FORM

CERTIFICATE OF OWNERSHIP AND DEDICATION

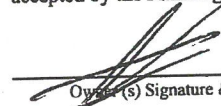
This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of KUTMAH KHEDER & FAHSAH IBRAHIM Deed Book 10542 Page 623 and does hereby dedicate to public use Tract N/A shown thereo


Owner(s) Signature & Title


Owner(s) Signature & Title

ZONING CERTIFICATE

I/WE hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with all the Zoning District Regulations as described in Docket No. N/A or documentation of the existence of the building or improvements prior to the adoption of the Zoning District Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

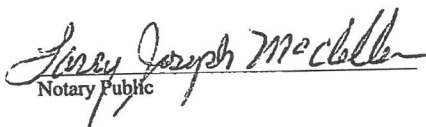

Owner(s) Signature & Title

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky)
) SS
County of Jefferson)

LARRY JOSEPH MACLELLAN a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of KUTMAH KHEDER & FAHSAH IBRAHIM Deed Book 10542 Page 623 was this day presented to me by above, known to me, who executed Certificates in my presence and acknowledge it to be thios free act and deed.
(her, his, their)

Witness my hand and seal this 26 day of Jan, 2017.
My Commission expires: 5 day of Feb, 2020


Notary Public

Alan Hartley Land Surveys
3512 Burkland Blvd.
Shepherdsville, Kentucky 40165
(502) 957-7748

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 **ALAN
HARTLEY
LAND
SURVEYS**
3512 BURKLAND BLVD., SHEPHERDSVILLE, KENTUCKY 40165
PHONE • 502-957-7748 E-MAIL: alan@hartleyland.com

6

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into this 13th day of January, 2016, by and between Squeeky Clean Properties, LLC, a Kentucky limited liability company, with a mailing address of 8913 Stonemour Way, Charlestown, IN 47111-9696, and Thomas M. Campbell and Linda D. Campbell, a married couple, with a mailing address of 8913 Stonemour Way, Charlestown, IN 47111-9696 ("Grantor") and Kheder Kutmah, an individual, with a mailing address of 5107 Craigs Creek Drive, Louisville, KY 40241 and Ibrahim Fahsah, an individual, with a mailing address of 5906 Laurel Lane, Prospect, KY 40059 ("Grantee").

WITNESSETH:

That for and in consideration of the total sum of Three Hundred Thousand Dollars (\$300,000.00), the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and by these presents hereby grants and conveys until Grantee, in fee simple, its successors and assigns forever, with covenant of Special Warranty, all of that certain real property, together with all improvements located thereon and all appurtenances thereunto belonging, situated in Jefferson County, Kentucky, more particularly described as follows, to-with (the "Property"):

Property Tax Mailing Address: 5107 Craigs Creek Drive, Louisville, KY 40241

TRACT 1 (646 South 17th Street):

BEGINNING on the West side of 17th Street 152 feet North of Broadway; thence Northwardly along the west side of 17th Street, 40-1/2 feet, more or less, to an alley, and extending back westwardly of that width throughout in lines parallel to the lot heretofore conveyed to Emil F. App, by Deed Dated June 22, 1984, and recorded in Deed Book 433, Page 687, in the office of the Clerk of Jefferson County, Kentucky, 90 feet to a 9 foot private alley.

TRACT 2 (648 South 17th Street):

BEGINNING at a point in the west line of Seventeenth Street, 132 feet North of the Northwest corner of Broadway and Seventeenth Street; thence Northwardly fronting on the west line of Seventeenth Street 20 feet and extending back westwardly, the same width in parallel line to lot heretofore conveyed to John R. Murphy, 90 feet to a 9 foot private alley, being the same private alley mentioned in deed aforesaid to John R. Murphy.

TRACT 3 (650 South 17th Street):

BEGINNING on the East side of 17th Street, 110 feet North of Broadway; running thence North along the west side of 17th Street, 22 feet and extending back westwardly of that width throughout 90 feet to an alley; the South line of said lot binding on the North line of another alley.

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DESIGN SERVICES

17 DEVPLAN 1180

TRACT 4 (1701 W. Broadway):

BEGINNING at a nail in the North line of Broadway, where it intersects the west line of 17th Street; running thence westwardly with the north line of Broadway, North 79 degrees 33' West 129.11 feet to a stake; thence North 8 degrees 30' East 188.29 feet to the South line of Esquire Street; running thence eastwardly with the south line of Esquire Street, South 81 degrees 30' east 30 feet to an iron pipe; thence leaving Esquire Street and running along the west side of a 9 foot alley, south 8 degrees 30' west 92.68 feet to an iron pipe; thence eastwardly along the south line of a 10 foot alley, as established in Deed Book 429, Page 439, in the office of the Clerk of the County Court of Jefferson County, Kentucky south 81 degrees 30' east 99 feet to a pipe in the west line of 17th Street; running thence southwardly with the west line of 17th Street, South 8 degrees 30' west 100 feet to the point of beginning.

Being the same property acquired by Squeeky Clean Properties, LLC, a Kentucky limited liability company, by deed dated July 29, 2003, of record in Deed Book 8262, Page 546, in the office aforesaid.

To have and to hold, in fee simple, all of the Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantee, its successors and assigns forever.

Grantor hereby specially covenants with Grantee, its successors and assigns, that Grantor will forever warrant and defend all of the Property so granted to Grantee, its successors and assigns, against every person lawfully claiming the same or any part hereof by, through or under Grantor, but not otherwise; and that the Property is free and clear of all taxes, liens and encumbrances, except (a) zoning laws, rules and regulations affecting the Property, if any, (b) the lien of current ad valorem taxes, which taxes shall be prorated as of the date of this Deed and are hereby assumed by Grantee, and the lien of all future ad valorem taxes, which taxes Grantee hereby assumes and agrees to pay and (c) all restrictions, covenants, easements and stipulations of record affecting the Property.

CONSIDERATION CERTIFICATE

As required by KRS 382.135, Grantor hereby certifies, and Grantee appears herein solely for the purpose of certifying, and does hereby certify, that the consideration reflected in the foregoing Deed is the full consideration paid for the Property.

In Testimony Whereof, witness the signatures of Grantor and Grantee on the day, month, and year herein written.

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Land Development Report

March 30, 2018 1:50 AM

[About LDC](#)

Location

Parcel ID: 013F00150000
 Parcel LRSN: 8000897
 Address: 1701 W BROADWAY

Zoning

Zoning: C2
 Form District: TRADITIONAL MARKETPLACE CORRIDOR
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: B-123-99

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: YES
 Enterprise Zone: YES
 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: 21111C0041E
 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:

Sewer Recapture Fee Area: YES
 Drainage Credit Program: NO
 Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
 Council District: 4
 Fire Protection District: LOUISVILLE #1
 Urban Service District: YES

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