



## Land Development Report

December 4, 2017 11:45 AM

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

### Location

**Parcel ID:** 078F00170000  
**Parcel LRSN:** 92649  
**Address:** 2167 MILLVALE RD

### Zoning

**Zoning:** R4  
**Form District:** NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** MOYLE HILL  
**Plat Book - Page:** 08-062  
**Related Cases:** NONE

### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** NO  
**System Development District:** 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:** 21111C0044E

#### Protected Waterways

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** YES  
**Surface Water (Approximate):** NO

#### Slopes & Soils

**Potential Steep Slope:** YES  
**Unstable Soil:** NO

#### Geology

**Karst Terrain:** YES

### Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO  
**Drainage Credit Program:** MS4 (outside of incentive area)

### Services

**Municipality:** LOUISVILLE  
**Council District:** 8  
**Fire Protection District:** LOUISVILLE #4  
**Urban Service District:** YES

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*No Plumbing*

**Single-Lot Residential Construction or Demolition General Permit**

This form must be completed and presented to MSD's Development Team prior to any land disturbance activity.

I hereby certify that I will abide with the requirements of the Louisville/Jefferson County Erosion Prevention and Sediment Control (EPSC) Ordinance Section 159.02(H)(4)(b): Single Lot Residential Construction or Demolition. I further understand and acknowledge that as a condition of the permit, I am responsible for assuring that:

- (a) appropriate construction practices and sediment controls are utilized;
- (b) practices of all contractors and sub-contractors employed for the purpose of this permitted construction shall conform to appropriate sediment control practices;
- (c) the selection, installation and maintenance of said sediment control practices is appropriate;
- (d) site construction practices do not interfere with any required subdivision sediment control practices as noted on plans approved by the Metropolitan Sewer District; and
- (e) adjacent properties, public roadways, and receiving waters will not be adversely impacted.

Further, I acknowledge that I have reviewed the composite grading, drainage and erosion control plan prepared by the Developer's engineer and approved by the Metropolitan Sewer District (for a lot in a recorded subdivision). As a condition of the permit, I am responsible for assuring that lot grading is done in accordance with the approved Subdivision Plan, and that site drainage be carried to a public outlet as identified on the approved Subdivision Plan. If the development is not part of an approved subdivision plan, I acknowledge that adjacent properties will not be adversely impacted by drainage.

Site Address 2167 Newville Rd, Louisville, KY, 40205

Signature of EPSC Certified Personnel [Signature]

Date 8/22/17

Print Name of EPSC Certified Personnel John W. [unclear]

EPSC Cert# 1000000000

Company Name Home Owner

Contact Phone 502-744-6180

MSD Personnel [Signature]

Date 9/12/17

Distribution: White-MSD, Canary-Customer, Pink-Plan Review

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Louisville-Jefferson County Metro Government

## CONSTRUCTION REVIEW DIVISION

Department of Codes and Regulations

444 S. 5th St. - Louisville, KY 40202

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

# BUILDING PERMIT APPLICATION

I hereby certify that I am the owner of record or the owner of record authorizes the proposed work and that I have been authorized to make this application as their authorized agent. I understand that any false or inaccurate information on this application or the approved plans may result in revocation of the permit under Kentucky Building Code. No deviation of the approved plan is allowed without approval by this office.

[Signature]  
Signature of Owner or Agent

9-12-17  
Date

Location: 2167 MILLWALL RD Subdivision Name: \_\_\_\_\_ Lot # \_\_\_\_\_  
(street address is required for all applications) (If applicable) (If applicable)

### \*Please provide a brief description of your project below:

- ☐ Commercial Project ☐ Residential Project  
☐ Addition ☐ Alteration ☐ New

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Estimated Cost: \$ 50,000 Square Footage: 1,000  
(Do not include Electrical, Plumbing, HVAC or Land.) (Total Square Footage of Project)

Applicant: BEN COODE Email: CADICCODE@GMAIL.COM  
Applicant Type: ☐ Architect ☐ Engineer ☐ Contractor ☒ Other  
Address: 2167 MILLWALL RD Phone: 502-744-6180  
City: LOUISVILLE State: KY Zip: 40205 Cell: 11

Owner: BEN COODE Email: CADICCODE@GMAIL.COM  
Address: SAME Phone: SAME  
City: SAME State: \_\_\_\_\_ Zip: \_\_\_\_\_ Cell: \_\_\_\_\_

Check all work types included in this project. A permit for each type checked will be required.

- ☒ Electrical ☐ Fire Detection ☐ Fire Suppression ☐ Fireplace  
☐ HVAC ☐ Mechanical Refrigeration ☐ Parking Lot/Landscaping ☐ Range Hood  
☐ Sign ☐ Structure Moving ☐ Wrecking

### OFFICE USE ONLY

#### Reviews Required:

- ☐ APCD ☐ Louisville Fire Prevention ☐ Health (On Site Sewer) ☐ Landscaping  
☐ MSD (Sewer) ☐ MSD (Flood Plain) ☐ MSD (EPSC) ☐ Suburban Fire District  
☐ PDS (Variance, Waiver, CUP, Plan Certain, etc.) ☐ PDS (Transportation) ☐ PDS (Landmark, Overlay)

Application Number: BL1036150

Reviewer: S. JONES

(\* denotes a required field)

\$129.60

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DEPARTMENT OF CODES &  
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GREG FISCHER  
MAYOR

OFFICE OF CONSTRUCTION REVIEW  
LOUISVILLE, KENTUCKY

ROBERT KIRCHDORFER  
DIRECTOR

AFFIDAVIT PURSUANT TO KRS 198B.060(10)  
(APPLICABLE DURING LIFE OF COMPANY)

Permit Location: 2167 MILLVALE RD, LOUISVILLE, KY 40205

Comes the Applicant, BEN COOTE  
And states Pursuant to KRS198B.060(10) that all contractors and sub-contractors employed or will be employed on any activity covered by any permit issued to this applicant by Develop Louisville of Louisville Forward shall be in compliance with the Commonwealth of Kentucky requirements for Worker's Compensation Insurance (in accordance with KRS Chapter 342 and Unemployment Insurance (in accordance with KRS Chapter 341).

WITNESS, the signature of Affiant this 09 day of 12 2017

Affiant/Applicant Signature

Subscribed and sworn to before me by \_\_\_\_\_

Applicant/Affiant, on this 12 day of SEPT 2017

My Commission Expires: \_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires May 16, 2020

Steven Jones Notary Public  
State at Large Kentucky



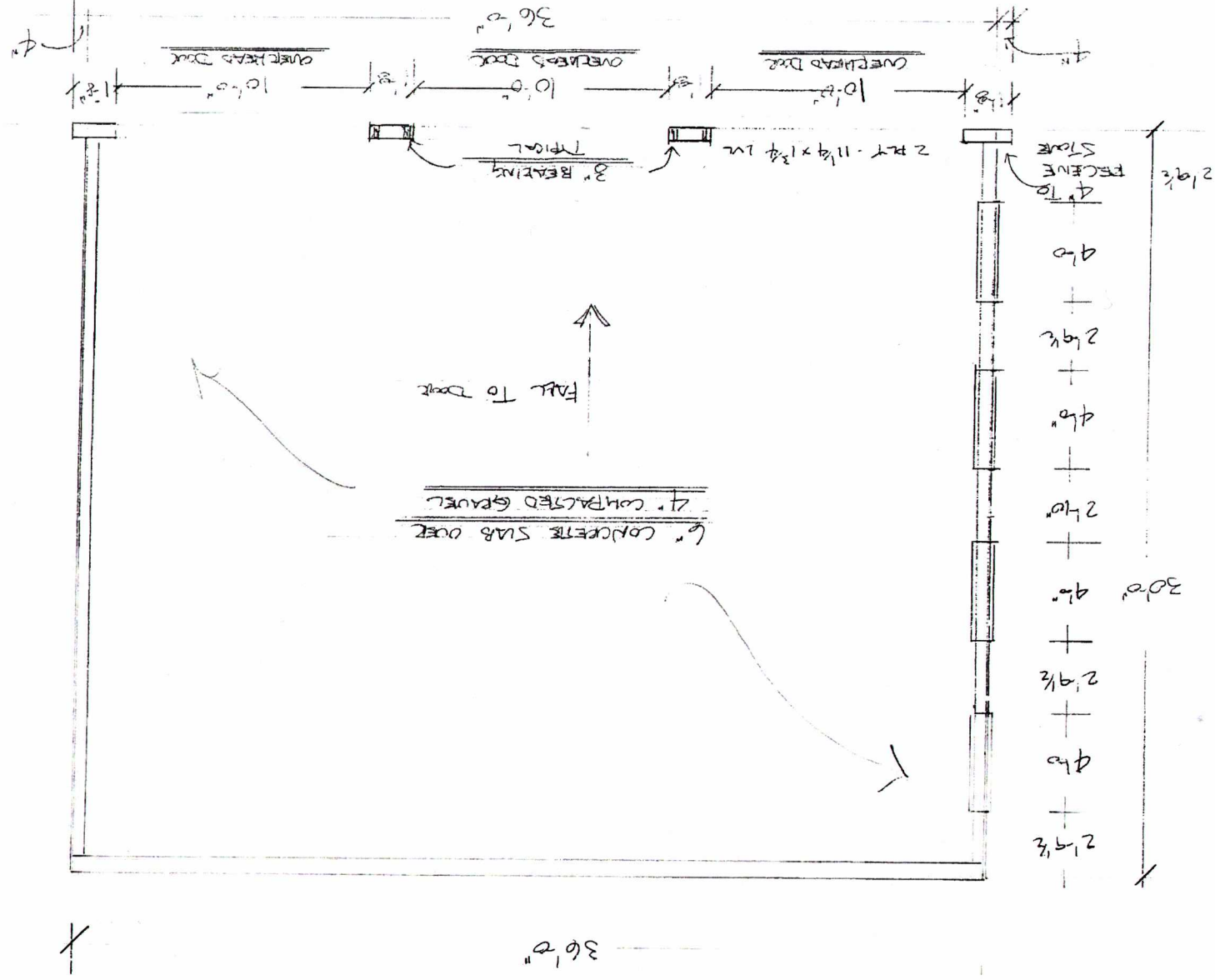
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Scale 1/4" = 1'-0"

3 BAR DETACHED GARAGE 2167 MILLVALE RD.



11/11/11



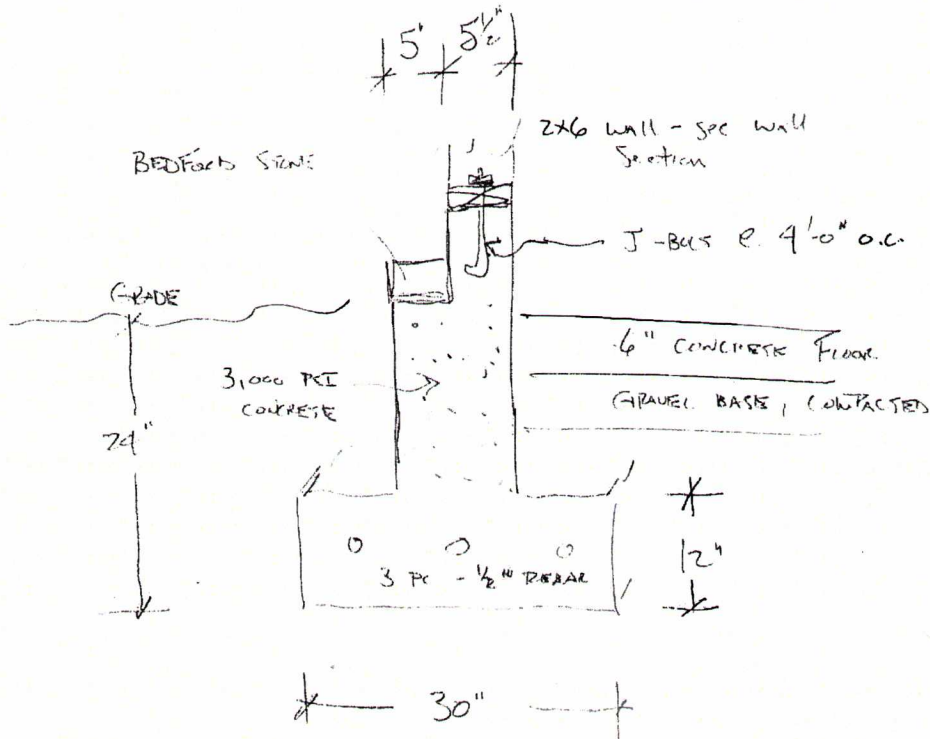
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Garage

(167) Millvale  
Footings Detail

No scale



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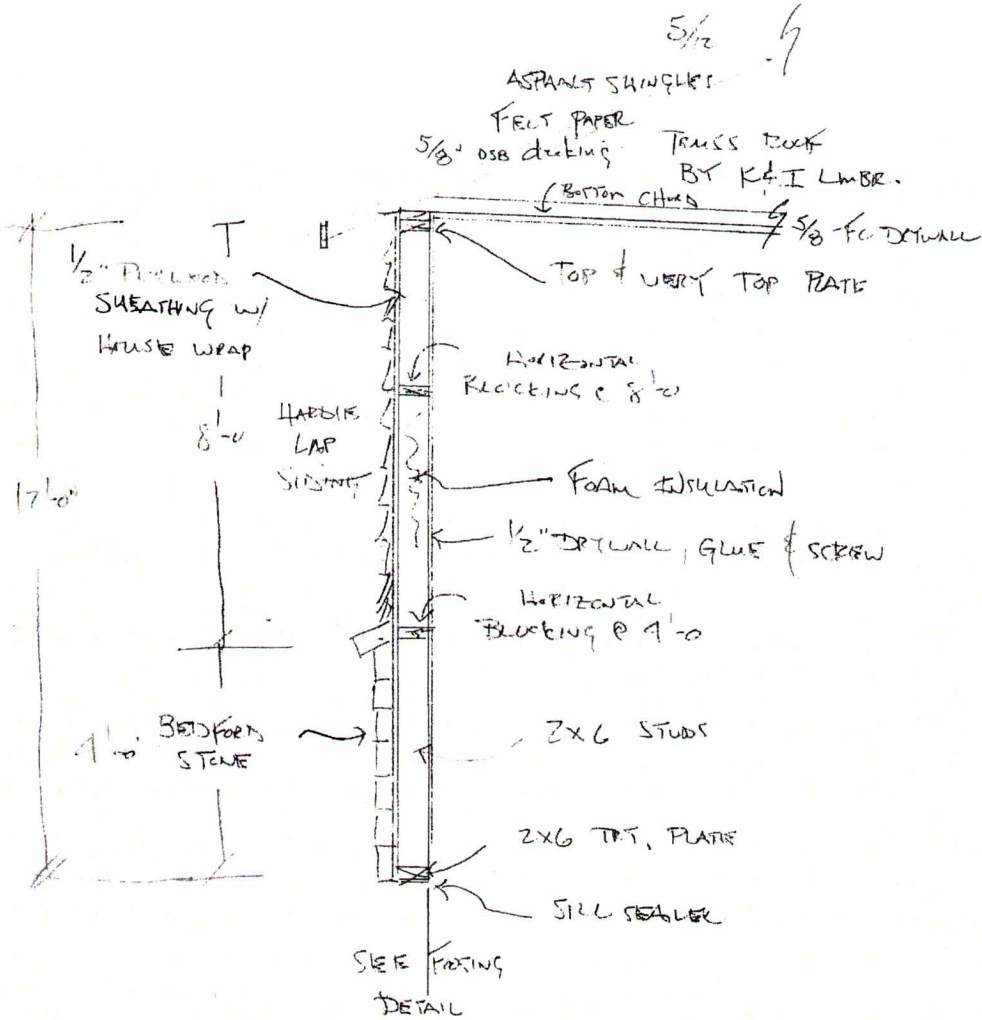
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Garage

C167 WALL VALUE  
WALL SECTION

$\frac{1}{2}" = 1'-0"$



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Steven D. Schotts  
2174 Park Boundary Rd  
Louisville Ky 40205

Louisville Metro Parks  
1297 Trevilian Way  
Louisville KY 40213

Clemans Properties III  
LLC  
2909 Seneca Park Rd  
Louisville Ky 40205

Donald: Myra Hænkebein  
2000 Milwaukee Rd  
Louisville Ky 40205

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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 # 2017161863**

**BATCH # 85853**

**JEFFERSON CO, KY FEE \$23.00**

PRESENTED ON: 07-21-2017 7 02:56:14 PM

LODGED BY: TODD BOLUS

RECORDED: 07-21-2017 02:56:14 PM

BOBBIE HOLSCLOW  
CLERK

BY: EVELYN MAYES  
RECORDING CLERK

**BK: D 10937**

**PG: 902-907**

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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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**NO TITLE EXAMINATION UNDERTAKEN****TAX BILL TO BE SENT TO:**

**2167 Millvale Road  
Louisville KY 40205**

**DEED OF CONSOLIDATION**

THIS DEED OF CONSOLIDATION is made as of this 18 day of July, 2017, by and between BENJAMIN A. COODE and SARAH E. COODE (husband and wife), 2167 Millvale Road, Louisville KY 40205 as Grantors hereunder to themselves as a Grantees hereunder, for the purpose of consolidating certain tracts as described herein

WITNESSETH: For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby grant, convey, sell, assign and set over with covenant of Special Warranty unto itself as Grantee, in fee simple, those certain tracts of real property situated in Jefferson County, Kentucky described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B and shown on the Consolidation Survey on Exhibit C, both attached hereto and made a part hereof (the "Property"). Grantor further covenants for itself alone that Grantor is lawfully seized of the estate hereby conveyed by it, has full right and power to convey the same, and that the Property conveyed by it is free and clear of all taxes, liens and encumbrances, except real estate taxes due and payable in the year 2017. PROVIDED, HOWEVER, there is excepted from the foregoing covenants and warranties (a) governmental laws, rules, regulations and restrictions affecting the Property, and (b) all restrictions, covenants, easements, leases and stipulations of record affecting the Property.

For purposes of KRS 382.135, the Grantors and Grantees certify that the transfer effected hereby is for nominal consideration and the estimated fair cash value of the property herein conveyed based on the current assessed value is \$380,730.00. This conveyance is exempt from the payment of transfer tax, as it is between husband and wife.

IN TESTIMONY WHEREOF, the Grantors and Grantees have hereunto subscribed their names, this day and year first above written, and certify the consideration stated above.

  
BENJAMIN A. COODE

  
SARAH E. COODE

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NOTARY

COMMONWEALTH OF KENTUCKY

)

) SS:

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public within and for the State and County aforesaid, do hereby certify that on this date the foregoing Deed of Consolidation was produced to me in said County and was acknowledged before me by **BENJAMIN A. COODE** and **SARAH E. COODE** to be their act and deed.

WITNESS my hand this 18 day of July, 2017.

My Commission Expires: 4/18/2021



NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT PREPARED BY:



**TODD K. BOLUS**

Attorney at Law

600 West Main Street, Suite 500

Louisville KY 40202

Phone: (502) 882-5170

FAX: (502) 882-5185

todd@boluslaw.com

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EXHIBIT A – UNCONSOLIDATED DESCRIPTION

BEING LOTS 6 and 7, Moyle Hill Subdivision, a Plat of which is recorded in Plat and Subdivision Book 8, Page 62, in the Office of the Jefferson County Clerk.

This is the same property acquired from the Mary A. Billups Trust, Katheryn Lea Coode, Successor Trustee (Charles Billups having passed away) by Benjamin A. Coode and Sarah E. Coode by Deed dated February 21, 2017, and lodged of record in Deed Book 10868 Page 2 in the Office of the Jefferson County Clerk.

Being the same property acquired by the Charles and Mary A. Billups Trust from Charles and Mary A. Billups by Deed dated October 27, 1997, and lodged of record in Deed Book 6956 Page 2 in the Office of the Jefferson County Clerk.

Being the same property acquired by Charles and Mary A. Billups from Catherine S. Schumann (Robert Schumann having passed away) by Deed dated October 14, 1974, and lodged of record in Deed Book 4756 Page 208 in the Office of the Jefferson County Clerk.

Being the same property acquired by Robert and Catherine S. Schumann from Adelaide and James Wilson by Deed dated July 16, 1951, and lodged of record in Deed Book 2776 Page 280 in the Office of the Jefferson County Clerk.

Being the same property acquired by Adelaide T. Wilson from Louis and Miriam Baer by Deed dated March 16, 1950, and lodged of record in Deed Book 2590 Page 104 in the Office of the Jefferson County Clerk.

Being the same property acquired by Louis and Miriam Baer from the C.W. Brickley Lumber Co. by Deed dated June 29, 1944, and lodged of record in Deed Book 1949 Page 212 in the Office of the Jefferson County Clerk.

Being the same property acquired by Louis and Miriam Baer from the C.W. Brickley Lumber Co. by Deed dated June 29, 1944, and lodged of record in Deed Book 1949 Page 212 in the Office of the Jefferson County Clerk.

Being Lots 6 and 7, Moyle Hill Subdivision, a Plat of which is recorded in Plat and Subdivision Book 8, Page 62, in the Office of the Jefferson County Clerk, Lot 6 being the same property acquired by the C.W. Brickley Lumber Company from Margaret M. Jutt and E.O. Jutt by Deed dated August 11, 1943 and recorded in Deed Book 1884 Page 13 and Lot 7 being the same property acquired by the C.W. Brickley Lumber Company from Margaret M. Jutt and E.O. Jutt by Deed and recorded in Deed Book 1884 Page 27.

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## EXHIBIT B - CONSOLIDATED PARCEL DESCRIPTION

## Legal Description for 2167 Millvale Road-Consolidation Plat

Beginning at a found 1.5 inch iron pin at the intersection of the southeast corner of Lot 6 of Plat Book 8, Page 62 as record in the office of the Clerk of the Court of Jefferson County and also being the south right of way line of Park Road and the east right of way line of Millvale Road; thence South 68 Degrees 43 Minutes 00 Seconds East 75.57 feet to a found 1 inch pipe; thence South 56 Degrees 13 Minutes 00 Seconds East 64 feet to a set 5/8 Iron pipe and cap (RS Matheny PLS 3173) also being the northeast corner of Lot 6 of said Plat; thence leaving the south right of Park Road and along the west right of Moyle Hill Road South 87 Degrees 55 Minutes 00 Seconds West 66.75 feet along a chord with a Radius of 212.50 to a point; Thence South 88 Degrees 56 Minutes 00 Seconds West 80 feet along a chord Radius of 212.50 to a set Iron pin and cap (RS Matheny PLS 3173) and also being the south east corner of Lot 7 of said Plat; thence leaving the right of way of Moyle Hill Road South 89 Degrees 45 Minutes 26 Seconds West 107.60 feet to a set 5/8 inch Iron pin and cap (RS Matheny PLS 3173) and also being the southwest corner of Lot 7 of said Plat and the east right of way of Millvale Road; thence North 03 Degrees 45 Minutes 00 Seconds East 100 feet along a chord with a radius of 732.17 to a found Iron pin and cap (PLS 2447); thence North 11 Degrees 44 Minutes 00 Seconds East 103.87 along a chord with radius of 732.17 to a 1.5 inch Iron pin and being the point of beginning, containing 21,051.40 square feet and being all of Lot 6 and 7 of Plat Book 8 Page 62 and the same property conveyed to Charles Billips in Deed Book 6956 Page 206 in the Office of the Clerk of the Court of Jefferson County as shown on the Boundary Survey for Consolidation prepared by Richard S. Matheny of Cardinal Surveying dated July 28, 2016.

This is the same property acquired from the Mary A. Billups Trust, Kathryn Lea Coode, Successor Trustee by Benjamin A. Coode and Sarah E. Coode by Deed dated February 21, 2017, and lodged of record in Deed Book 10868 Page 2 in the Office of the Jefferson County Clerk.

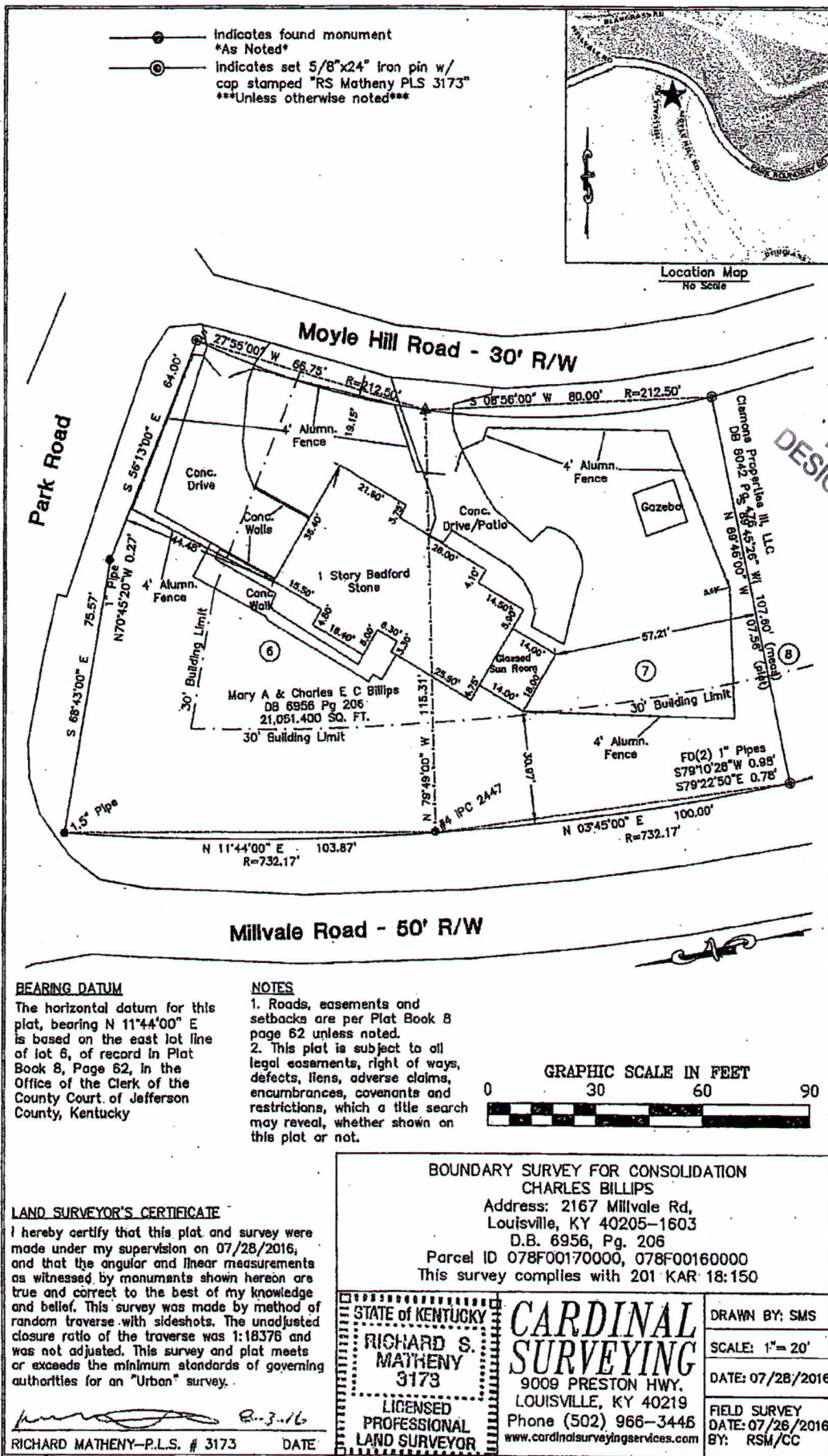
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## EXHIBIT C - CONSOLIDATION SURVEY

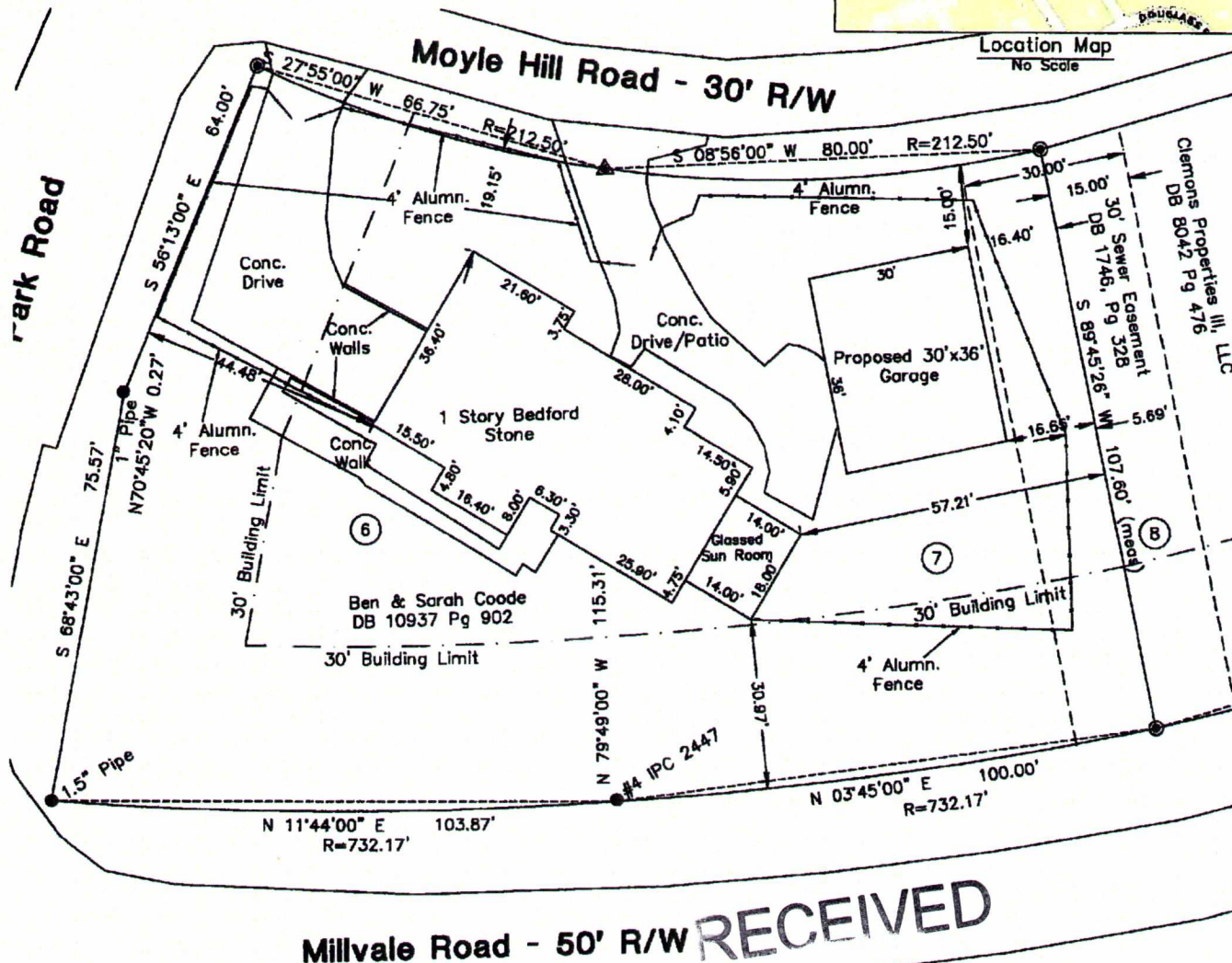
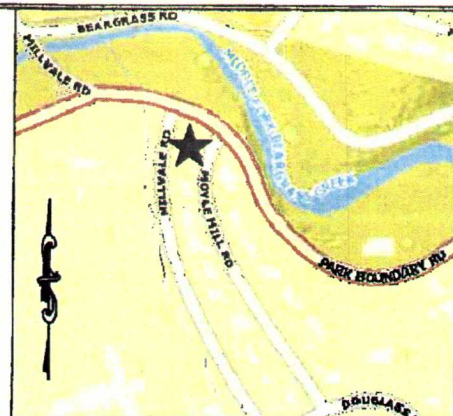


END OF DOCUMENT

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- Indicates found monument  
\*As Noted\*
- Indicates set 5/8"x24" iron pin w/  
cap stamped "RS Matheny PLS 3173"  
\*\*\*Unless otherwise noted\*\*\*



**Millvale Road - 50' R/W**

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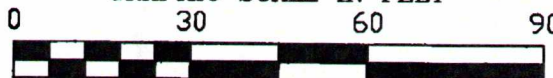
#### BEARING DATUM

The horizontal datum for this plat, bearing N 11°44'00" E is based on the east lot line of lot 6, of record in Plat Book 8, Page 62, in the Office of the Clerk of the County Court of Jefferson County, Kentucky

#### NOTES

1. Roads, easements and setbacks are per Plat Book 8 page 62 unless noted.
2. This plat is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plat or not.

GRAPHIC SCALE IN FEET



SITE PLAN FOR ACCESSORY STRUCTURE

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Legal description

BEING LOTS 6 and 7, Moyle Hill Subdivision, a Plat of which is recorded in Plat and Subdivision Book 8, Page 62, in the Office of the Jefferson County Clerk.

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

Date: \_\_\_\_\_

We have seen a drawing of the proposed (e.g. garage, addition) \_\_\_\_\_  
to be constructed at (address) \_\_\_\_\_.

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

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

1. Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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2. Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

Signature: \_\_\_\_\_

3. Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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4. Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
representative/authorized agent/other

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

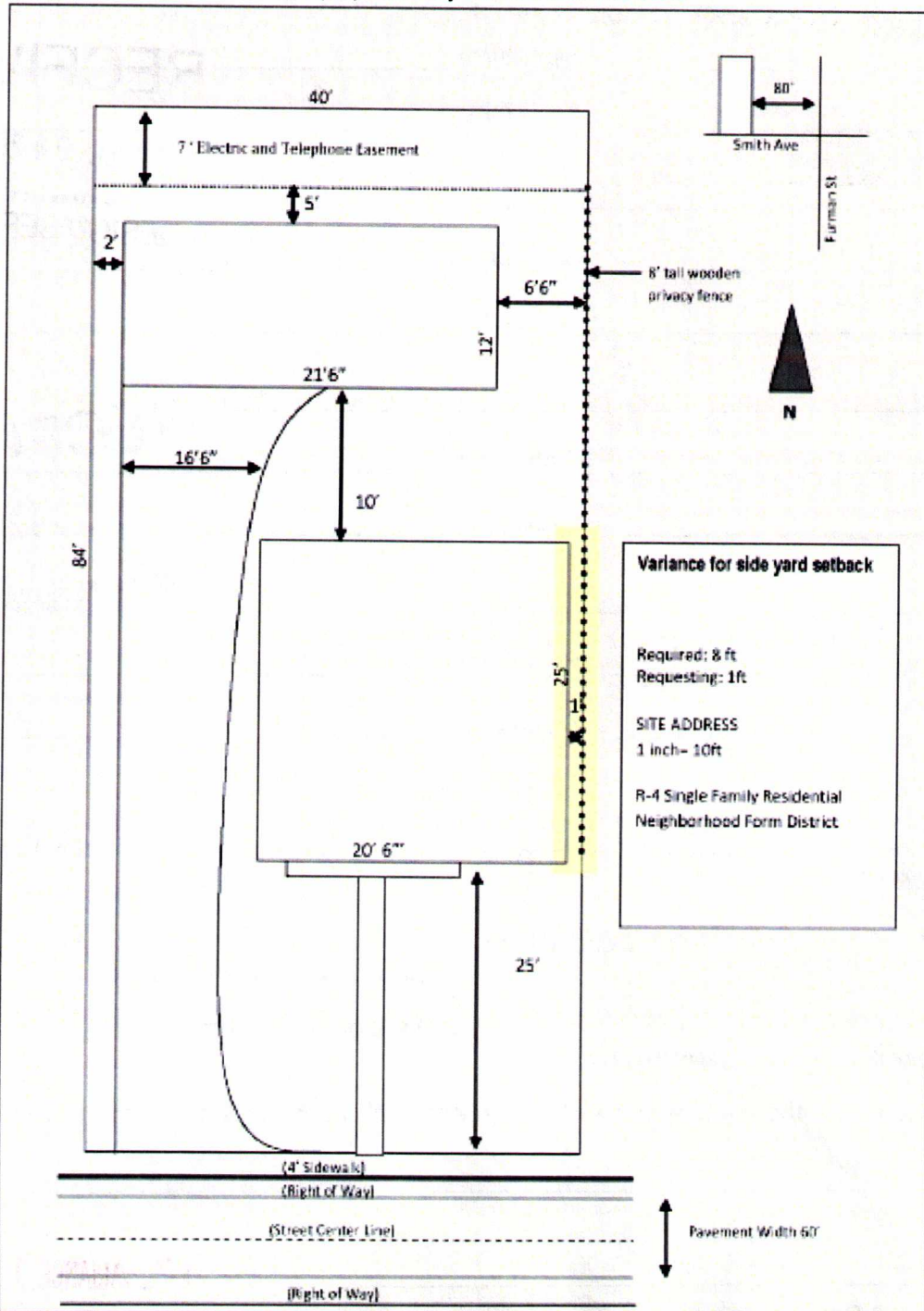


I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent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

### Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
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: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
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/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

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



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**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 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

**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)<sup>3</sup>**

- ☐ One set of legible mailing label sheets for: 1<sup>st</sup> 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
- ☐ Clerk's Fee: **\$ 25.50**

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(If two or more applications are submitted simultaneously for the same site, only one clerk's fee is required)

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

Qualifications for a Non-Public Hearing include:

1. Residential, non-corner parcels only.
2. All adjoining property owners must sign this affidavit. This includes all owners listed on the deed.
3. For each adjoining property that is held by a company, corporation, trust, etc. there must be a Certification Statement included with the affidavit.
4. All supporting documentation listed in the checklist must be included with the application.

Date: \_\_\_\_\_

I (We), \_\_\_\_\_, owner(s) of the subject property under Case # \_\_\_\_\_

states as follows: It is hereby requested that the application for variance under Case # \_\_\_\_\_ be considered by the Board in open executive session without holding a public hearing on the proposal.

The signatures of all adjoining property owners required by the Board of Zoning Adjustment's resolution of February 15, 1982 have been submitted to the Board so that the variance may be acted upon without a public hearing.

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_

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**17 VARIANCE 1098**



## 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.**

GARAGE IS SET BACK 15 FEET FROM THE STREET + BEHIND AN ALUMINUM FENCE. THE STRUCTURE WILL NOT OBSCURE ANY VIEWS OFF PARK OR RD.

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

IT WILL BE BEHIND VEGETATION, OTHER HOUSES ON STREET HAVE GARAGES ~~SEMI~~ SIMILAR TO MY PROPOSAL, VERY SLIGHT VARIANCES

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

IT IS CAR + LAWN CARE STORAGE AND WILL HAVE NO AFFECT ON ANYONE.

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

THE STRUCTURE WAS BUILT WITH A ~~REMO~~ BUILDING PERMIT # DL1036150, IT IS GOING TO CAUSE MORE HARDSHIP TO REMOVE BUILDING THAN TO FINISH, IT WILL NOT BENEFIT ANY PARTIES

**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).**

THIS IS A UNIQUE LOT THAT HAS 3 FRONTAGES, AND MOYLE HILL RD FUNCTIONS AS AN ALLEY.

**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.**

TEAR DOWN EXISTING BUILDING BUILT WITH A BUILDING PERMIT. WILL CAUSE UNNECESSARY EXPENSE + HARDSHIPS TO NEIGHBORS.

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

NO

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# Certificate of Land Use Restriction

Name and Address of Property Owners

Address of Property

Name of Subdivision or Development (if applicable)

Deed Book and Page of Last Recording:

Tax Block and Lot number:

Planning Commission Docket Number:

Type of Restriction

☐ Zoning Map amendment

☐ Development Plan

☒ Variance

☐ Other \_\_\_\_\_  
Specify

☐ Conditional Zoning Condition

☐ Subdivision Plan

☐ Conditional Use Permit

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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





# Variance Application

Louisville Metro Planning & Design Services

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Case No.: 17 Variance 1098 Intake Staff: MC

Date: 12/4/17 Fee: waived

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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:

\*Building permit issued by mistake

This is a variance from Section MOYLE HILL YARD of the Land Development Code, to allow BUILDING OF GARAGE TO encroach the required street side yard set back (encroaching 4.15 feet)

Primary Project Address: 2167 MILLVALE RD. LOUISVILLE, KY, 40205

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

Primary Parcel ID: 078F00170000

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

Proposed Use: GARAGE

Existing Use: YARD

Existing Zoning District: R4

Existing Form District: NEIGHBORHOOD

Deed Book(s) / Page Numbers<sup>2</sup>: 10937, PAGE 902

The subject property contains \_\_\_\_\_ acres. Number of Adjoining Property Owners: 4

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 #: \_\_\_\_\_

17 VARIANCE 1098



**Contact Information:****Owner:** ☒ Check if primary contact**Applicant:** ☐ Check if primary contactName: BEN COODE

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

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

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

Address: 2167 MILLVALE RD

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

City: LOUISVILLE State: KY Zip: 40205

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

Primary Phone: 502-744-6180

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

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

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

Email: CADICOOOE@GMAIL.COM

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

**Owner Signature (required):** \_\_\_\_\_**Attorney:** ☐ Check if primary contact**Plan prepared by:** ☐ Check if primary contact

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

Name: ~~RENEE COODE~~ MATHEUY

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

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

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

Address: 9009 PRESTON HWY

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

City: LOUISVILLE State: KY Zip: 40219

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

Primary Phone: 502-966-3446

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

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

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

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

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

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
representative/authorized agent/other

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

17 VARIANCE 1098