



Land Development Report

April 11, 2018 11:23 AM

[About LDC](#)

Location

Parcel ID: 089000010001
Parcel LRSN: 222925
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: WOODHILL SUBDIVISION
Plat Book - Page: 16-094
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: 21111C0094E

Protected Waterways

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

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

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

Services

Municipality: LOUISVILLE
Council District: 24
Fire Protection District: OKOLONA
Urban Service District: NO

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Bryant, Gerald L. & Robin L.
5501 Saxon Blvd
Louisville, KY 40219

Alfonso, Caridad Montaner
7211 Shepherdsville, Rd.
Louisville, KY 42019

Wilson, Eugene P & C Margaret
7209 Shepherdsville Rd.
Louisville, KY 42019

Crum, Frank L III & Dianna
7207 Shepherdsville Rd.
Louisville, KY 40219

Baker, Charla & Pohl Daniel J
7205 Shepherdsville Rd.
Louisville, KY 40219

Collins, Charlie R
5325 Barnes Dr.
Louisville, KY 40219

Bolla, Annapurna K
5327 Barnes Dr.
Louisville, KY 40219

Wimsatt, Darrell
7016 Mary Laverne Dr.
Louisville, KY 40219

Sullivan, Bobbie D & Lori Kay
5500 Saxon Blvd
Louisville, KY 40219

Agusti, Salas Luis A & Quesada
7201 Shepherdsville Rd.
Louisville, KY 40219

Phelps, Danny & Donna K
5307 Woodhill Ln
Louisville, KY 40219

Thompson, Mary R & Woulfe Brenda
5311 Woodhill Ln
Louisville, KY 40219

Robinson, Douglas P & Helen M
7211 Rockwood Dr.
Louisville, KY 40219

Revard, Ramond & Bessie
5322 Barnes Dr.
Louisville, KY 40219

Mendez, Alvarez Angel
5320 Barnes Dr.
Louisville, KY 40219

Vernier, Carlos R Figueredo & R
5318 Barnes Dr.
Louisville, KY 40219

Whitehouse, Alvin & Audrey
5316 Barnes Dr.
Louisville, KY 40219

Rubarts, Jimmie Mary A
5314 Barnes Dr.
Louisville, KY 40219

Moran, Manuel & Hilario
5312 Barnes Dr.
Louisville, KY 40219

Hale, Shirley Jeanette
5310 Barnes Dr.
Louisville, KY 40219

Clayton, Irwin & Maxene
5308 Barnes Dr.
Louisville, KY 40219

Corbett, Diane Rae
5306 Barnes Dr.
Louisville, KY 40219

Olges, Alice M & Gregory L
923 Dogwood Cir.
Taylorsville, KY 40071

Ellifrits, James
10711 Briar Turn Dr.
Louisville, KY 40291

Infante, Rojas Yuliet
7100 Mary Laverne Dr.
Louisville, KY 40219

Simpson, Barbara A
5214 Barnes Dr.
Louisville, KY 40219

Gonzalez, Sera Luis & Santiesteb
5001 Monaco Dr.
Louisville, KY 40219

Self, Properties LLC
PO 9561
Louisville, KY 40209

Alexander, Jason L
5005 Monaco Dr.
Louisville, KY 40219

Montgomery, Brian D
5007 Monaco Dr.
Louisville, KY 40219

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Runner, Devron K & Donna
5205 Woodhill Ln.
Louisville, KY 40219

Marcus, Stephen H & Aletha M
415 Landis Lakes Ct.
Louisville, KY 40245

Arvm, 5 LLC Hogarth Brian
5209 Woodhill Ln
Louisville, KY 40219

Thompson, Virgil M Faye
5211 Woodhill Ln.
Louisville, KY 40219

Craig, Bonnie L
5213 Woodhill Ln.
Louisville, KY 40219

Payton, Irma M Estate of
5203 Ronwood Dr.
Louisville, KY 40219

McDavid Bill I & Charlotte
5301 Woodhill Ln.
Louisville, KY 40219

Armendt, Byron & Mary R
5303 Woodhill Ln.
Louisville, KY 40219

Freeman, Leon Martha
5305 Woodhill Ln.
Louisville, KY 40219

Mulet, Rojas Antonio A
7017 Mary Laverne Dr.
Louisville, KY 40219

Aldaghistani, Waleed
7203 Shepherdsville Rd.
Louisville, KY 40219

Gardener, Jackie
3419 Colchester Ct.
Knoxville, TN 37920

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BOOK 6118 PAGE 128

DEED

This deed made this 2nd day of November, 1991, by Parkland Baptist Church, Grantor, a Kentucky Corporation with its address at 7206 Shepherdsville Road, Louisville, Kentucky 40219 and Parkland Baptist Church, Grantee, of the same address. This deed is entered into solely for the purpose of consolidating parcels of property currently invested in the Grantor.

WITNESS, that in exchange of love and affection, the receipt of which is hereby acknowledged, the party of the first part hereby conveys, with covenant of general warranty, unto the party of the second part, the following described property, located in Jefferson County, Kentucky, to wit:

BEGINNING at a point, said point being the intersection of the west right-of-way line of Old Shepherdsville Road and the south right-of-way line of Barnes Drive; thence with said west right-of-way line of Old Shepherdsville Road, S 03d 21m 42s W 326.91 feet to a point; thence continuing with said west right-of-way line, S 04d 08m 18s E 68.66 feet to a point; thence S 88d 49m 46s W 138.68 feet to a point; thence N 00d 25m 46s E 30.97 feet to a point; thence N 84d 35m 12s W 155.66 feet to a point in the east right-of-way line of Rockwood Road; thence with said east right-of-way line, N 05d 24m 57s E 63.72 feet to a point; thence N 85d 03m 14s W 910.68 feet to a point; thence N 07d 49m 48s W 186.06 feet to a point; thence S 84d 46m 42s E 1023.89 feet to a point; thence N 05d 19m 50s E 125.10 feet to a point in the south right-of-way line of Barnes Drive, aforesaid; thence with said right-of-way line S 84d 40m 10s E 78.30 feet to a point and N 85d 10m 50s E 103.39 feet to a point; thence continuing with said right-of-way line and with the chord of a curve to the right having a radius of 30 feet, S 72d 11m 36s E 23.08 feet to the point of beginning and containing 6.09025 acres.

BOOK 6118 PAGE 128

18 WAIVER 1014
1 - FINANCE 1000

Being the same property described in and conveyed as four separate tracts to Parkland Baptist Church by four separate deeds recorded respectively: TRACT 1 being the same property described in Deed Book 6013, Page 995, and conveyed by Lida M. Lucas, unmarried, and Nelda M. Whitworth, unmarried, to Parkland Baptist Church on November 19, 1990; and TRACT 2, being the same property described in Deed Book 3904, Page 390 and conveyed by Richard Yocum Company, Inc., to Parkland Baptist Church, Inc. on July 14, 1964; and, TRACT 3 being the same property described in Deed Book 5422, Page 276, and conveyed by Mitchell Milburn and Theresa Milburn, a/k/a Teresa Milburn and Michael Milburn, unmarried, to Parkland Baptist Church on May 7, 1984; TRACT 4 being the same property described in Deed Book 5422, Page 280, and conveyed by Charles Tandy Ricks and Linda M. Ricks to Parkland Baptist Church on May 7, 1984. All of record in the in the Clerk's Office of Jefferson County, Kentucky.

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Grantor covenants that it is lawfully seized of the estate hereby conveyed, that it has full right and power to convey the same and that said estate is free and clear of all encumbrances except for real property taxes which the party of the second part assumes and agrees to pay.

Provided, however, there is excepted any restriction, stipulation and easements or record affecting such property. In testimony whereof, witness the signatures of the party of the first part, on the date herein above written.

PARKLAND BAPTIST CHURCH BY:

Dick White
Dickie White, Director/Trustee

James E. Pitcock
James Pitcock, Director/Trustee

Dennis Kissinger
Dennis Kissinger, Director/Trustee

Everett Wise
Everett Wise, Director/Trustee

BOOK 6118 PAGE 130

Michael Johnson
Michael Johnson, Director/Trustee

Ernest Stewart
Ernest Stewart, Director/Trustee

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

SUBSCRIBED, ACKNOWLEDGED AND SWORN TO before me, a Notary Public, by Dickie White, Director/Trustee herein on the 2nd day of November, 1991.

My commission expires: 11-15-92

Laverne Heck
NOTARY PUBLIC, State at Large

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

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SUBSCRIBED, ACKNOWLEDGED AND SWORN TO before me, a Notary Public, by James Pitcock, Director/Trustee herein on the 2nd day of November, 1991.

My commission expires: 11-15-91

Laverne Heck
NOTARY PUBLIC, State at Large

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

SUBSCRIBED, ACKNOWLEDGED AND SWORN TO before me, a Notary Public, by Dennis Kissinger, Director/Trustee herein on the 2nd day of November, 1991.

My commission expires: 11-15-91

Laverne Heck
NOTARY PUBLIC, State at Large

BOOK 6118 PAGE 130

18 WAIVER 1014
8

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

SUBSCRIBED, ACKNOWLEDGED AND SWORN TO before me, a Notary Public, by Everett Wise, Director/Trustee herein on the 2nd day of November, 1991.

My commission expires: 11-15-92

Laverne Heck
NOTARY PUBLIC, State at Large

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

SUBSCRIBED, ACKNOWLEDGED AND SWORN TO before me, a Notary Public, by Michael Johnson, Director/Trustee herein on the 2nd day of November, 1991.

My commission expires: 11-15-92

Laverne Heck
NOTARY PUBLIC, State at Large

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

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SUBSCRIBED, ACKNOWLEDGED AND SWORN TO before me, a Notary Public, by Ernest Stewart, Director/Trustee herein on the 2nd day of November, 1991.

My commission expires: 11-15-92

Laverne Heck
NOTARY PUBLIC, State at Large

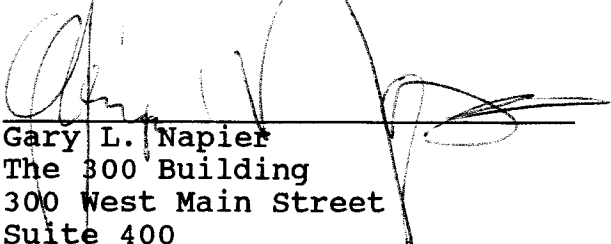
CONSIDERATION CERTIFICATE

The Grantor and the Grantee, each being advised of the penalties of falsification for consideration in a deed, hereby

state that no consideration was paid for the conveyance herein and that the fair market value of the property conveyed is estimated by the parties to be \$1,545,150.00.

BOOK 6118 PAGE 132

PREPARED BY:
NAPIER & NAPIER, P.S.C.

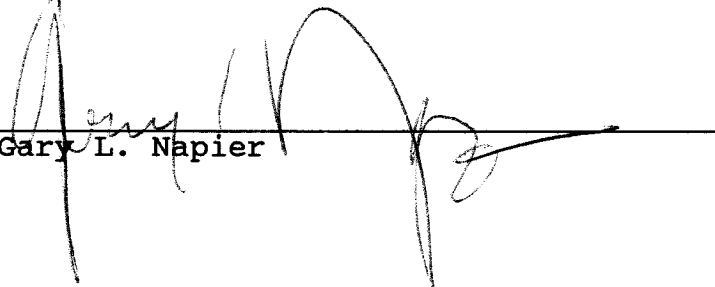


Gary L. Napier
The 300 Building
300 West Main Street
Suite 400
Louisville, Kentucky 40202
(502) 587-0707

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WITHOUT TITLE EXAMINATION

The undersigned hereby certifies this transaction to be one exempt from transfer tax.



Gary L. Napier

LOGGED BY NAPIER
AND RECORDED
1991 NOV -5 AM 9:50
PAID \$ 1350
REBECCA JACKSON J.C.C.
J. Melton

109975

N.T.

GLN/tm

P\ARKLAND.DEE

BOOK 6118 PAGE 132 **END OF DOCUMENT**

18 WAIVER 1014

V

Docket/Case #: _____

Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Lisa Saylor

Name: Nick DeSignore

Company: Parkland Baptist Church

Company: Golden Rule Signs

Address: 7206 Shepherdsville Rd.

Address: 2420 Holloway Rd.

City: Louisville State: KY Zip: 40219

City: Louisville State: KY Zip: 40299

Primary Phone: 502.969.1387

Primary Phone: 502.622.7620

Alternate Phone: _____

Alternate Phone: _____

Email: lisa@parklandbaptist.org

Email: nick@goldenrulesigns.com

Owner Signature (required): Lisa Saylor

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Nick DeSignore

Company: _____

Company: Golden Rule Signs

Address: _____

Address: same as applicant

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

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

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

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

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

WAIVER

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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 sign is auto dimming according to day/night light. It is also manually controllable. This sign will increase public awareness, and help communication. Due to the view range of the signs, the residential houses across from it will not be effected.

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

This sign was designed with the essential character of the local community in mind. It is meant to update and improve the entire area.

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

The new sign is going exactly where the old sign is, and will have manual and automated dimming and shut off programs to customize the sign so it is as safe as possible.

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

This variance is reasonable because the community needs to grow with the ages. Since the sign programming is completely customizable, it allows for total safety for the public while giving the community a pleasing and new addition to the environment.

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 variance is special because it is a church that needs to communicate at the pace of the current society, yet it is zoned R4, so we need to get it approved to keep up with the pace of all the other signage in the areas.

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.

This would hinder the growth of the community communication and look, directly.

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

4. These circumstances are not related to past actions from the applicant. However, they are related to the existing sign installed by another company, in the past.



WAIVED
Variance Application

Louisville Metro Planning & Design Services

Case No: 18 WAIVER 1014 Intake Staff: NH

Date: 4/13/18 Fee: 257.00

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:

This is a variance from Section 8.2.1 sub D.6 of the Land Development Code, to allow an LED sign within 30ft of a residence.

Primary Project Address: 7206 Shepleyville Rd
Additional Address(es): none
Primary Parcel ID: 08900001000
Additional Parcel ID(s): none

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Proposed Use: church Existing Use: church
Existing Zoning District: R4 Existing Form District: neighborhood
Deed Book(s) / Page Numbers²: 6118/128
The subject property contains 6 acres. Number of Adjoining Property Owners: 42

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 #: _____