



Variance Application

Louisville Metro Planning & Design Services

Case No.: _____ Intake Staff: _____

Date: _____ 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:

This is a variance from Section 5.2.2 of the Land Development Code, to allow proposed building height to exceed maximum allowed building height.

Primary Project Address: 232 E Jacob Street

Additional Address(es): _____

Primary Parcel ID: 030B00190000

Additional Parcel ID(s): _____

Proposed Use: Multi-family Residential Existing Use: Religious Facility

Existing Zoning District: C2 Existing Form District: TN

Deed Book(s) / Page Numbers²: 12250 / 776

The subject property contains 0.77 acres. Number of Adjoining Property Owners: 1

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: _____

Name: Ramona Vasta

Company: LDG Land Holdings LLC

Company: LDG Development

Address: 1469 S. 4th Street

Address: 1469 S. 4th Street

City: Louisville State: KY Zip: 40208

City: Louisville State: KY Zip: 40208

Primary Phone: 502-648-0534

Primary Phone: 502-916-2427

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: rvasta@ldgdevelopment.com

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: Cliff Ashburner

Name: Matt McLaren

Company: Dinsmore & Shohl LLP

Company: Gresham Smith

Address: 101 S. 5th St, Ste 2500

Address: 111 W. Main Street

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40202

Primary Phone: (502) 540-2382

Primary Phone: (502) 627-8926

Alternate Phone: _____

Alternate Phone: _____

Email: Clifford.Ashburner@DINSMORE.COM

Email: matt.mclaren@greshamsmith.com

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 Dischinger, in my capacity as Owner, hereby *representative/authorized agent/other*

certify that LDG Multifamily, LLC 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.

VARIANCE JUSTIFICATION

232 E. Jacob Street

The proposed variance, which will permit the applicant to exceed the maximum allowed building height requirement under Table 5.2.2, will not adversely affect the public health, safety, or welfare. The applicant proposes to develop an affordable multi-family residential community on the subject property. The subject property is in the Traditional Neighborhood Form District but is adjacent to the Downtown Form District, which is characterized by buildings that are generally the greatest in volume and height.

The variance will not alter the essential character of the general vicinity. The subject property was formerly the site of an historic synagogue that was damaged by fire. The previous building stood three stories high and was located adjacent to the street. The subject property is directly across from a 5-story parking garage, as well. Several surrounding structures also exceed the subject development in height. The proposed variance will maintain the essential character of the general vicinity.

The variance will not cause a hazard or nuisance to the public as the subject property is surrounded by commercial uses that will not be impacted by the proposed variance.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The variance is in keeping with the design intent of the Downtown Form District of the adjacent lots and provides a transition between the Traditional Neighborhood Form and Downtown Form Districts.

The strict application of the regulations would create an unnecessary hardship due to the layout of the property and its surroundings. The strict application of the provisions of the regulation would decrease the amount of available affordable units and would force the applicant to redesign the building and reconfigure the entire development.

The circumstances are not the result of actions taken by the applicant subsequent to the adoption of the zoning ordinance as the applicant has not yet developed or taken any action with respect to the property.