



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 21-WAIVER-0023 Intake Staff: P BOWMAN

Date: 3/5/2021 Fee: _____

OFFICE USE ONLY ABOVE THIS LINE

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/Planning-Design>.

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 CURB CUT AT 1126 CECIL AV FOR A PRIVATE DRIVE

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: 10' WIDE CURB CUT FOR PRIVATE DRIVE

Primary Project Address: 1126 CECIL AV LOUISVILLE, KY

Additional Address(es): _____

Primary Parcel ID¹: _____

Additional Parcel ID(s)¹: _____

Proposed Use: SINGLE FAMILY HOUSE Existing Use: SINGLE FAMILY HOUSE

Existing Zoning District¹: _____ Existing Form District¹: _____

Deed Book(s) / Page Numbers²: _____

The subject property contains _____ acres¹. Number of Adjoining Property Owners¹: 2

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:

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Docket/Case #: _____ Docket/Case #: MAR 05 2021

Docket/Case #: _____ Docket/Case #: PLANNING & DESIGN SERVICES

21-WAIVER-0023

General Waiver Justification:

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MOST OTHER PROPERTIES ON THIS PART OF CECIL HAVE DRIVEWAYS OFF OF CECIL SO WOULD NOT BE A MAJOR CHANGE TO THE ADJACENT - ADJACENT PROPERTY HAS A DRIVE

2. Will the waiver violate the Comprehensive Plan?

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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?

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: AMANDA L. PEER

Name: FRANK A. PEETZ

Company: _____

Company: _____

Address: 1126 CECIL AV

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City: LOUISVILLE State: KY Zip: 40241

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Primary Phone: 614 354 0224

Alternate Phone: _____

Alternate Phone: _____

Email: AMANDA@MANDOLINE
@GMAIL.COM

Email: _____

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: N/A

Name: G WES MORLEY ARCHITECT

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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, N/A, 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.

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21 - WAIVER - 0023

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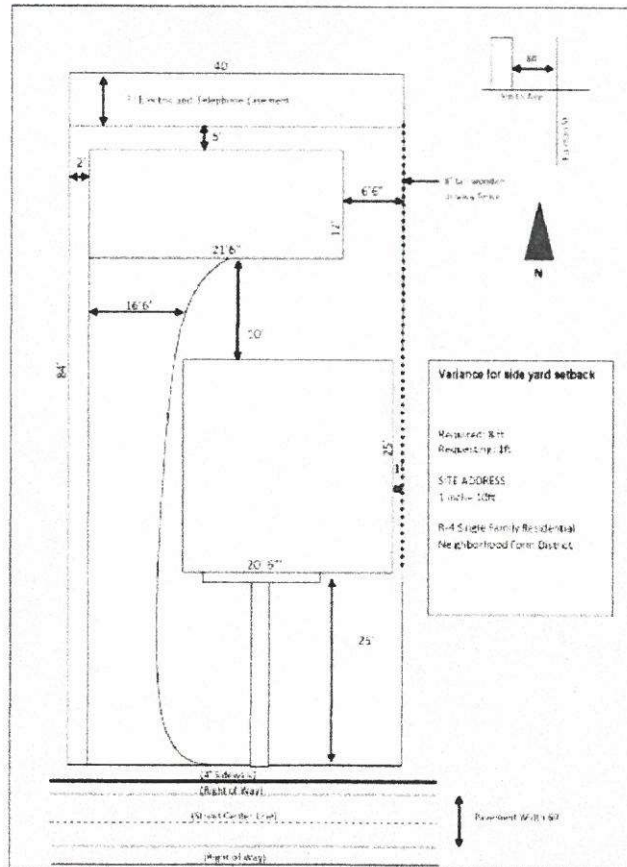
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 - Vicinity map that shows the distance from the property to the nearest intersecting street *WALK 185' +/-*
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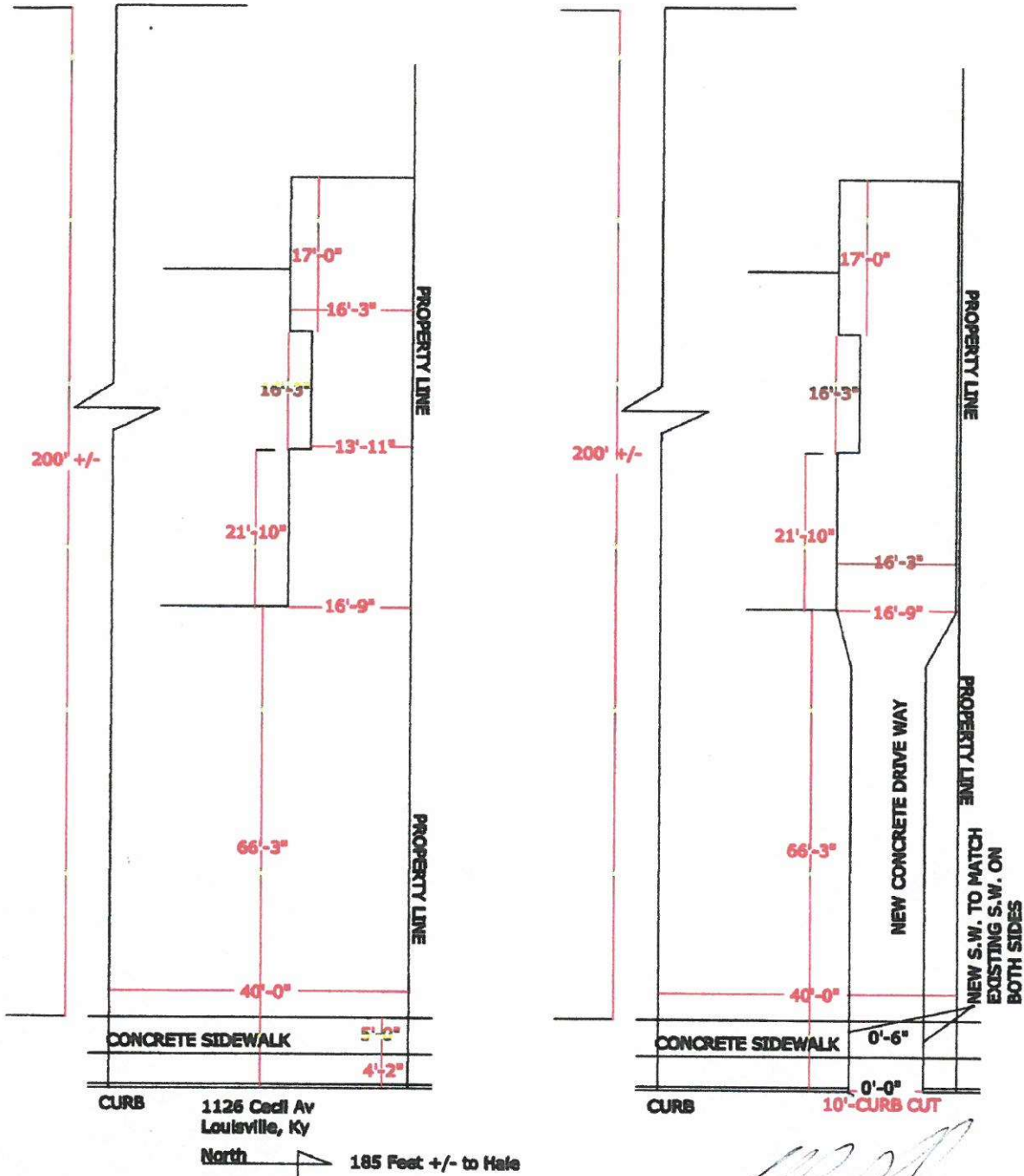
G. WES WORLEY -- ARCHITECT

gwesarchit@bellsouth.net

11106 Shady Hollow Drive, Louisville, KY 40241

1-(502) 905-9386

Construction Manager-Architectural Design-Site Planning-Cost Estimates-Code Review



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Ronald L. Jordan
1124 Cecil Ave
Louisville, KY 40211

Chevelle Properties II LLC
1128 Cecil Ave
Louisville, KY 40211

Morris Properties LLC
1145 42nd Street
Louisville, KY 40211

Michael Chrenshaw
1143 42nd Street
Louisville, KY 40211

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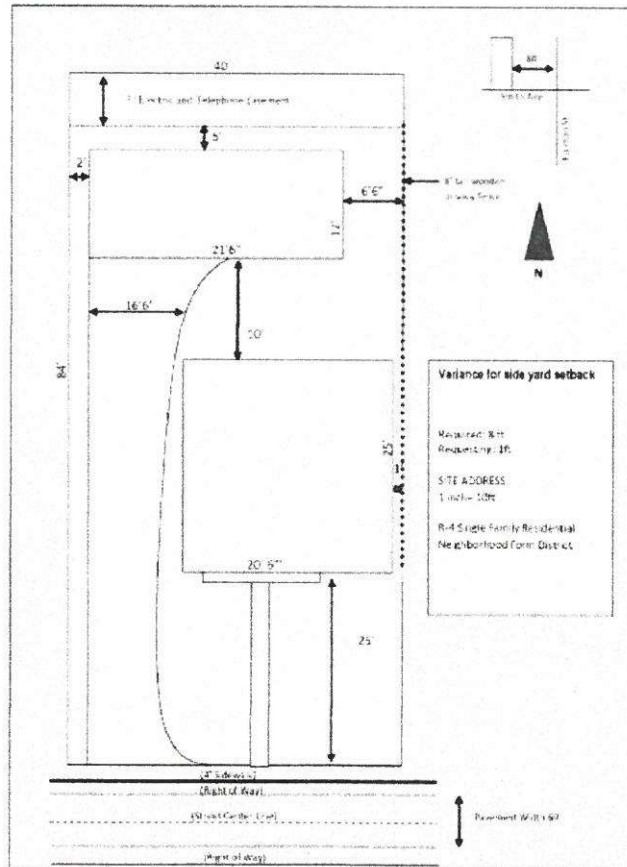
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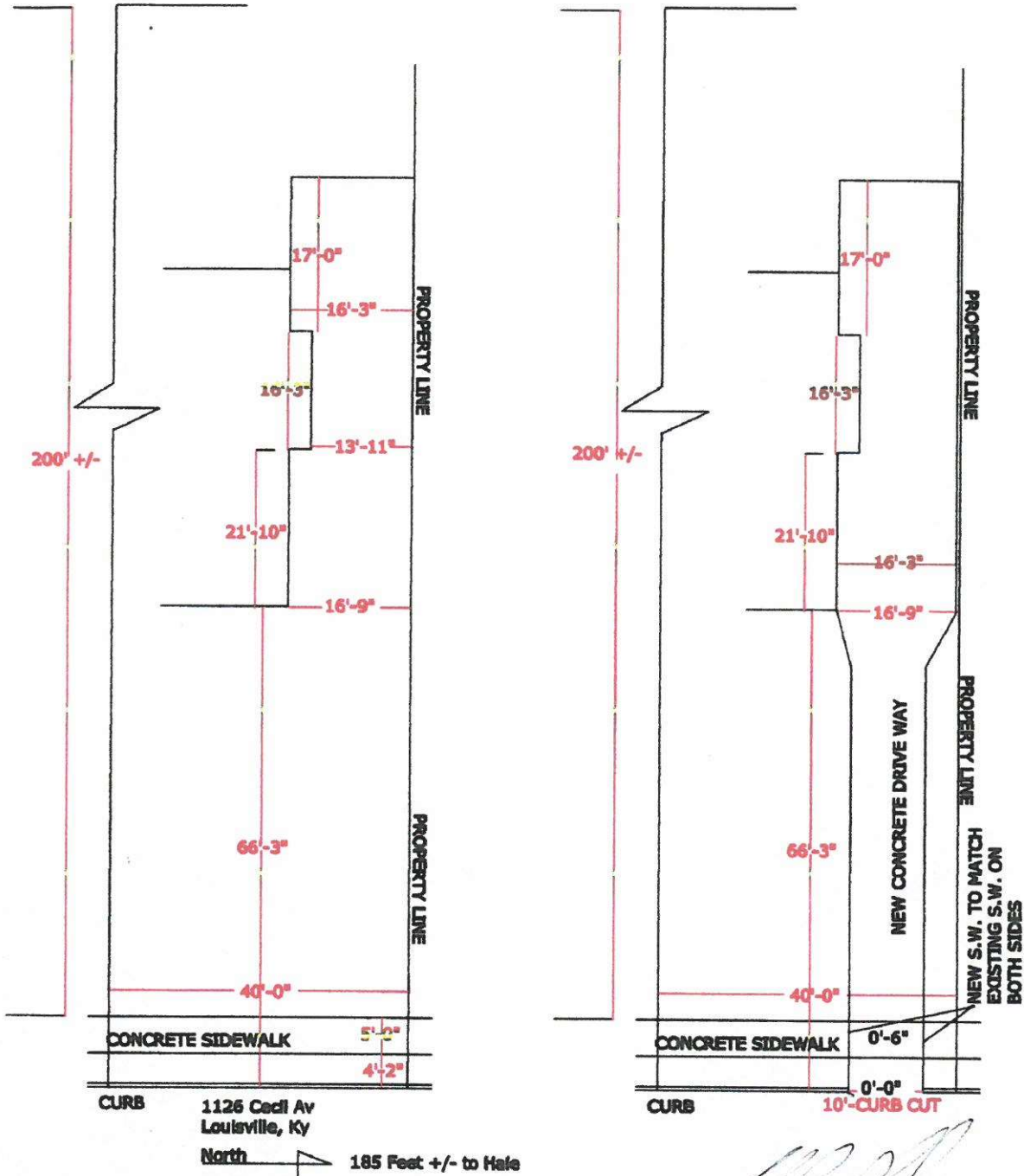
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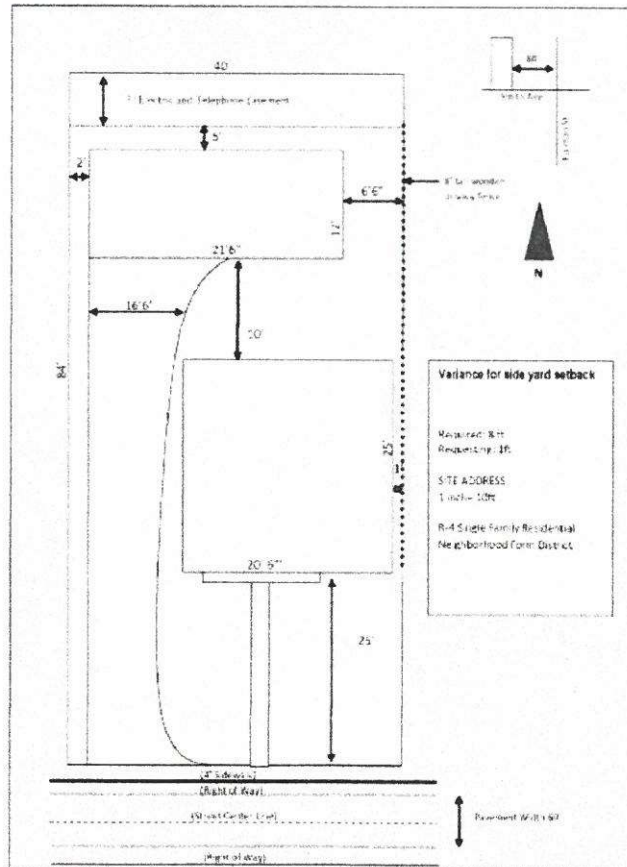
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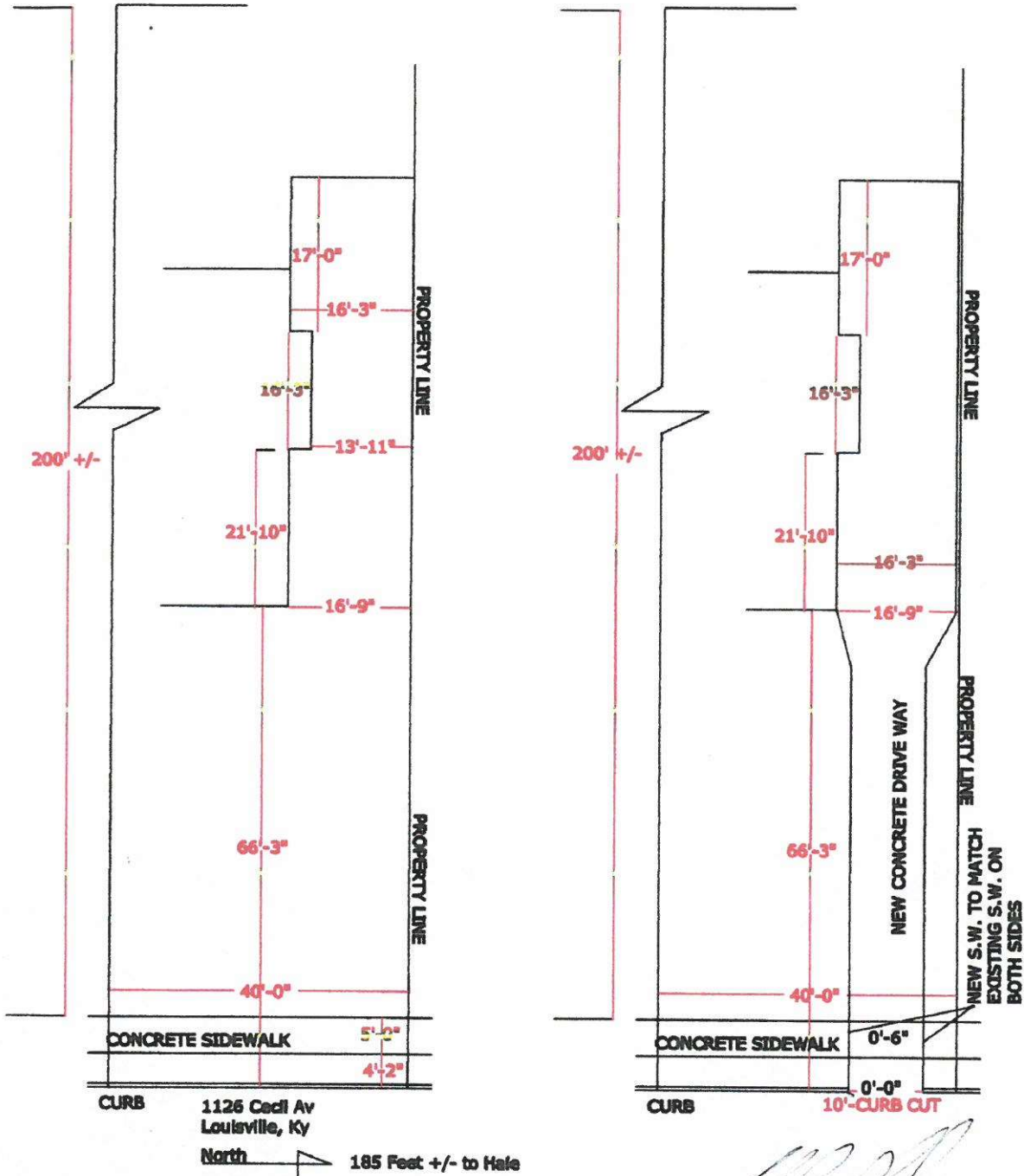
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Primary Phone: 614 354 0224

Alternate Phone: _____

Alternate Phone: _____

Email: AMANDA@MANDOLINE
@GMAIL.COM

Email: _____

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: N/A

Name: G WES MORLEY ARCHITECT

Company: _____

Company: _____

Address: _____

Address: 11106 SHADY HOLLOW DR

City: _____ State: _____ Zip: _____

City: LOUISVILLE State: KY Zip: 40241

Primary Phone: _____

Primary Phone: 1-502-905 9386

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: GWESARCHITECT@BELLSONTH
NET

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, N/A, 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: _____

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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.

General Waiver Application – Planning & Design Services

PLANNING & DESIGN SERVICES

21 - WAIVER - 0023

Checklist:

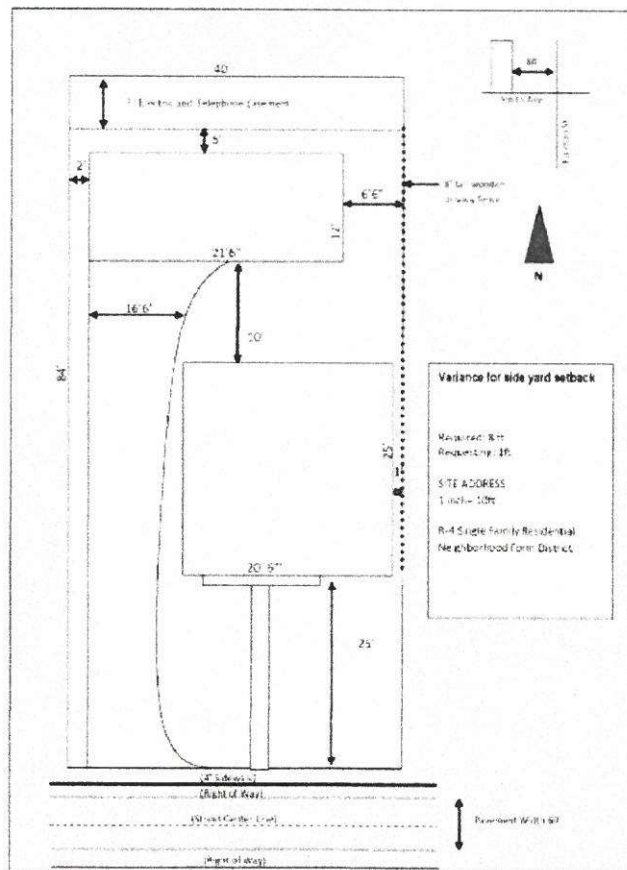
Please submit the completed application along with the following items:

- One copy 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 *WALK 135' +/-*
 - North arrow *↑ // CECILIA L*
 - Street name(s) abutting the site *CECILIA AV*
 - Property dimensions *48.02 FEET x 200 FT*
 - Building limit lines
 - Electric, telephone, drainage easements with dimensions *N/A (NO EASEMENT LISTED)*
 - Existing and proposed structures with dimensions and distance from property lines *N/A*
 - 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
- \$225 Application Fee (Cash, charge or check made payable to Planning & Design Services)

Resources:

1. General property information can be found on the Land Development Report via the LOJIC Online Map tool. The LOJIC Online Map can also be used to identify the number of adjoining property owners: <https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <https://search.jeffersondeeds.com>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/property-search>

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



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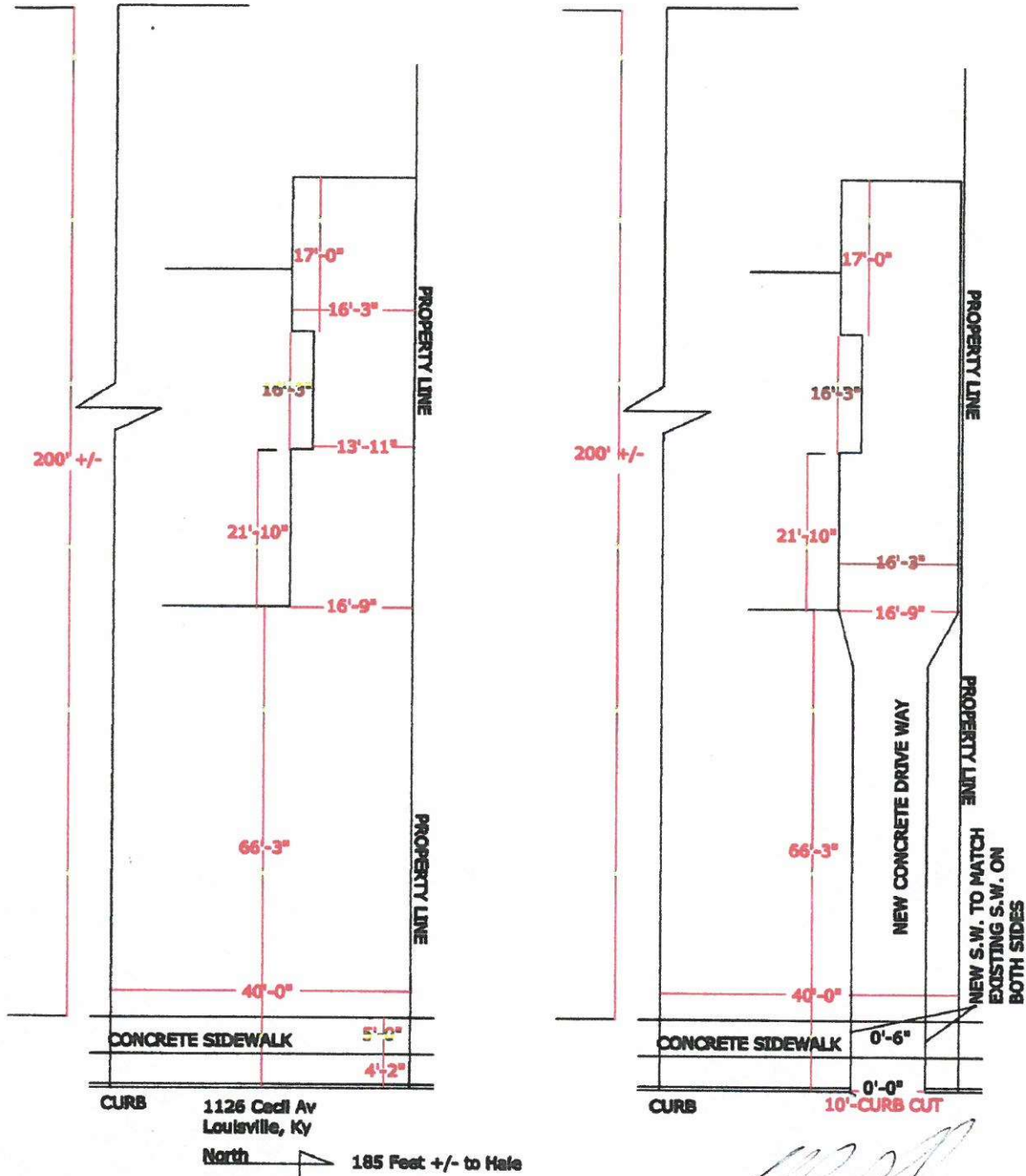
G. WES WORLEY -- ARCHITECT

gwesarchit@bellsouth.net

11106 Shady Hollow Drive, Louisville, KY 40241

1-(502) 905-9386

Construction Manager-Architectural Design-Site Planning-Cost Estimates-Code Review



[Handwritten Signature]

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21 - WAIVER - 0023

Ronald L. Jordan
1124 Cecil Ave
Louisville, KY 40211

Chevelle Properties II LLC
1128 Cecil Ave
Louisville, KY 40211

Morris Properties LLC
1145 42nd Street
Louisville, KY 40211

Michael Chrenshaw
1143 42nd Street
Louisville, KY 40211

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SERVICES

21 - WAIVER - 0023



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 21-WAIVER-0023 Intake Staff: P BOWMAN

Date: 3/5/2021 Fee: _____

OFFICE USE ONLY ABOVE THIS LINE

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/Planning-Design>.

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 CURB CUT AT 1126 CECIL AV FOR A PRIVATE DRIVE

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: 10' WIDE CURB CUT FOR PRIVATE DRIVE

Primary Project Address: 1126 CECIL AV LOUISVILLE, KY

Additional Address(es): _____

Primary Parcel ID¹: _____

Additional Parcel ID(s)¹: _____

Proposed Use: SINGLE FAMILY HOUSE Existing Use: SINGLE FAMILY HOUSE

Existing Zoning District¹: _____ Existing Form District¹: _____

Deed Book(s) / Page Numbers²: _____

The subject property contains _____ acres¹. Number of Adjoining Property Owners¹: 2

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:

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Docket/Case #: _____ Docket/Case #: MAR 05 2021

Docket/Case #: _____ Docket/Case #: PLANNING & DESIGN SERVICES

21-WAIVER-0023

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?

MOST OTHER PROPERTIES ON THIS PART OF CECIL HAVE DRIVEWAYS OFF OF CECIL SO WOULD NOT BE A MAJOR CHANGE TO THE ADJACENT - ADJACENT PROPERTY HAS A DRIVE

2. Will the waiver violate the Comprehensive Plan?

THIS IS A SINGLE DRIVE SO IT WOULD NOT CHANGE ANY TRAFFIC PATTERN IN THE AREA

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

PROPERTY OWNER NOW HAS TO PARK THEIR CARS IN THE STREET THIS WOULD ALLOW THEM TO PARK IN THEIR OWN DRIVE

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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?

APPLICANT HAS NOT FILED ANY OTHER REQUEST - THIS WILL TAKE 2 CAR OFF THE CURB IF THIS NOT APPROVED IT WILL DEPRIVE THE OWNER THE USE OF THEIR LAND

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: AMANDA L. PEER

Name: FRANK A. PEETZ

Company: _____

Company: _____

Address: 1126 CECIL AV

Address: 1126 CECIL AV

City: LOUISVILLE State: KY Zip: 40241

City: LOUISVILLE State: KY Zip: 40211

Primary Phone: 502 216 0517

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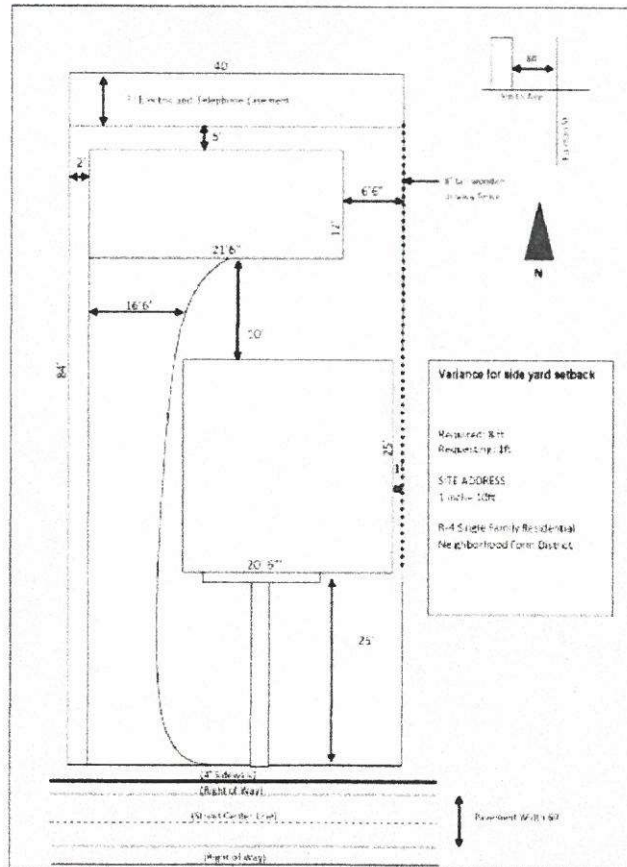
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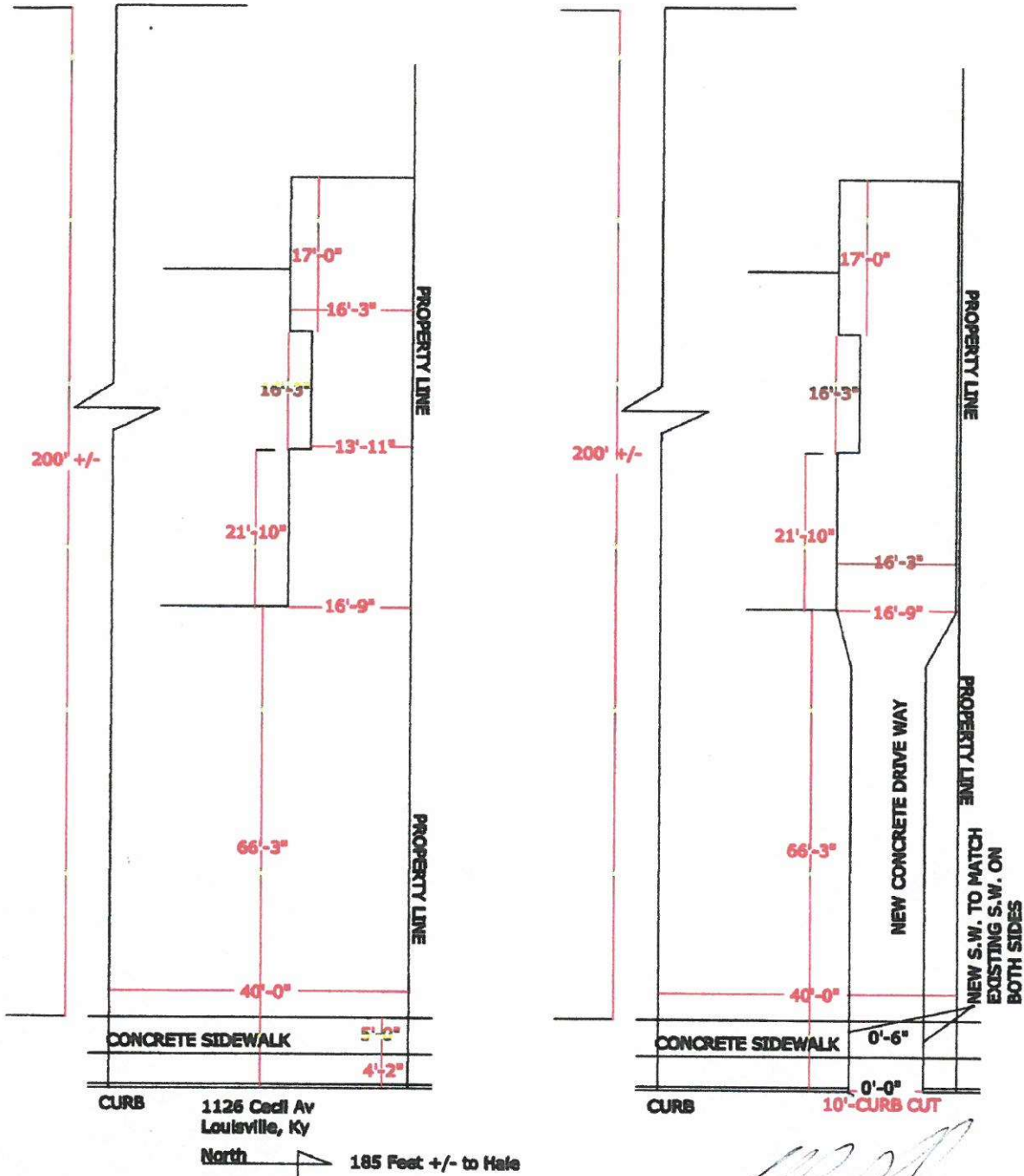
G. WES WORLEY -- ARCHITECT

gwesarchit@bellsouth.net

11106 Shady Hollow Drive, Louisville, KY 40241

1-(502) 905-9386

Construction Manager-Architectural Design-Site Planning-Cost Estimates-Code Review



[Handwritten Signature]

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PLANNING & DESIGN SERVICES

21 - WAIVER - 0023

Ronald L. Jordan
1124 Cecil Ave
Louisville, KY 40211

Chevelle Properties II LLC
1128 Cecil Ave
Louisville, KY 40211

Morris Properties LLC
1145 42nd Street
Louisville, KY 40211

Michael Chrenshaw
1143 42nd Street
Louisville, KY 40211

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