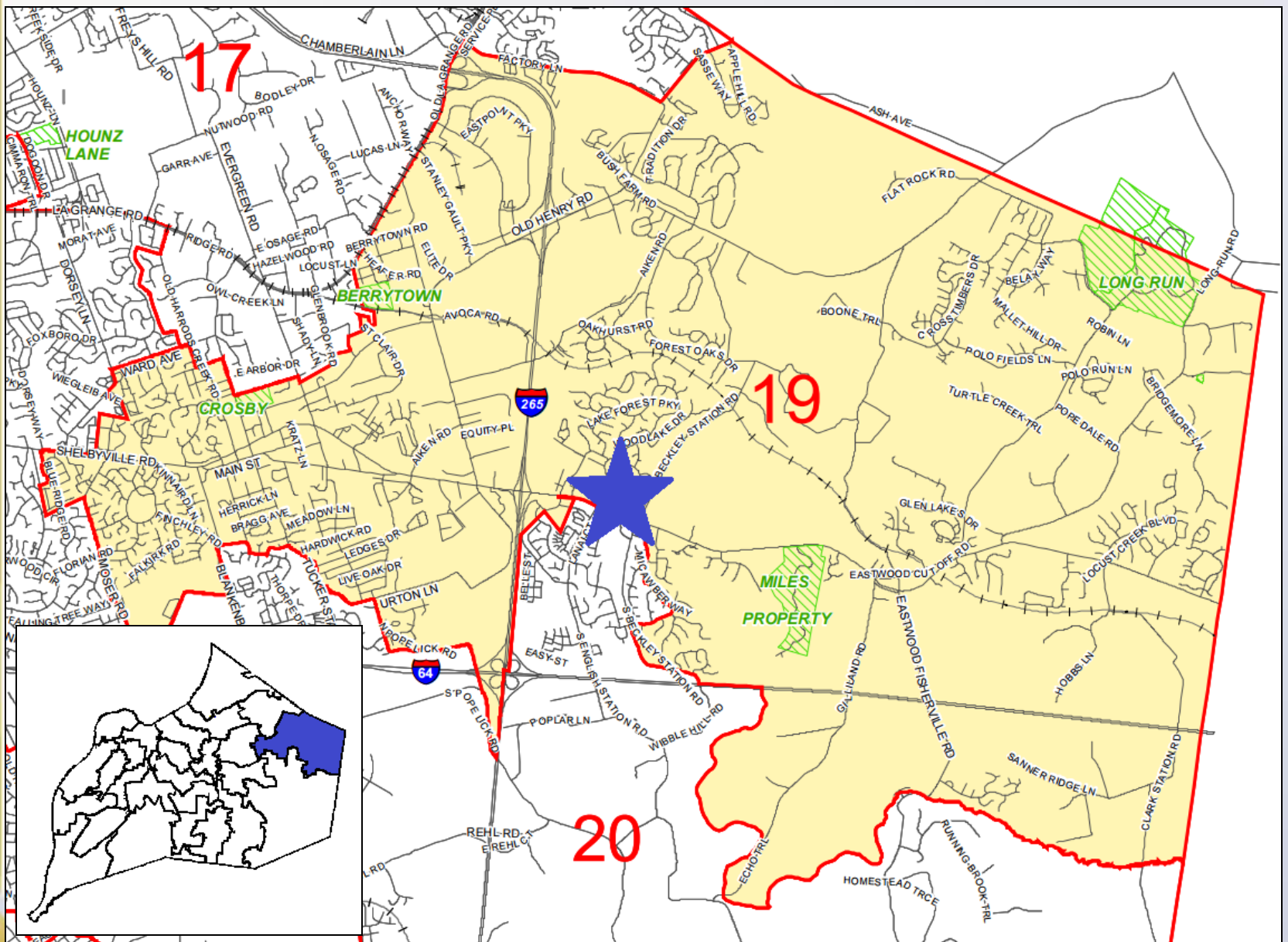


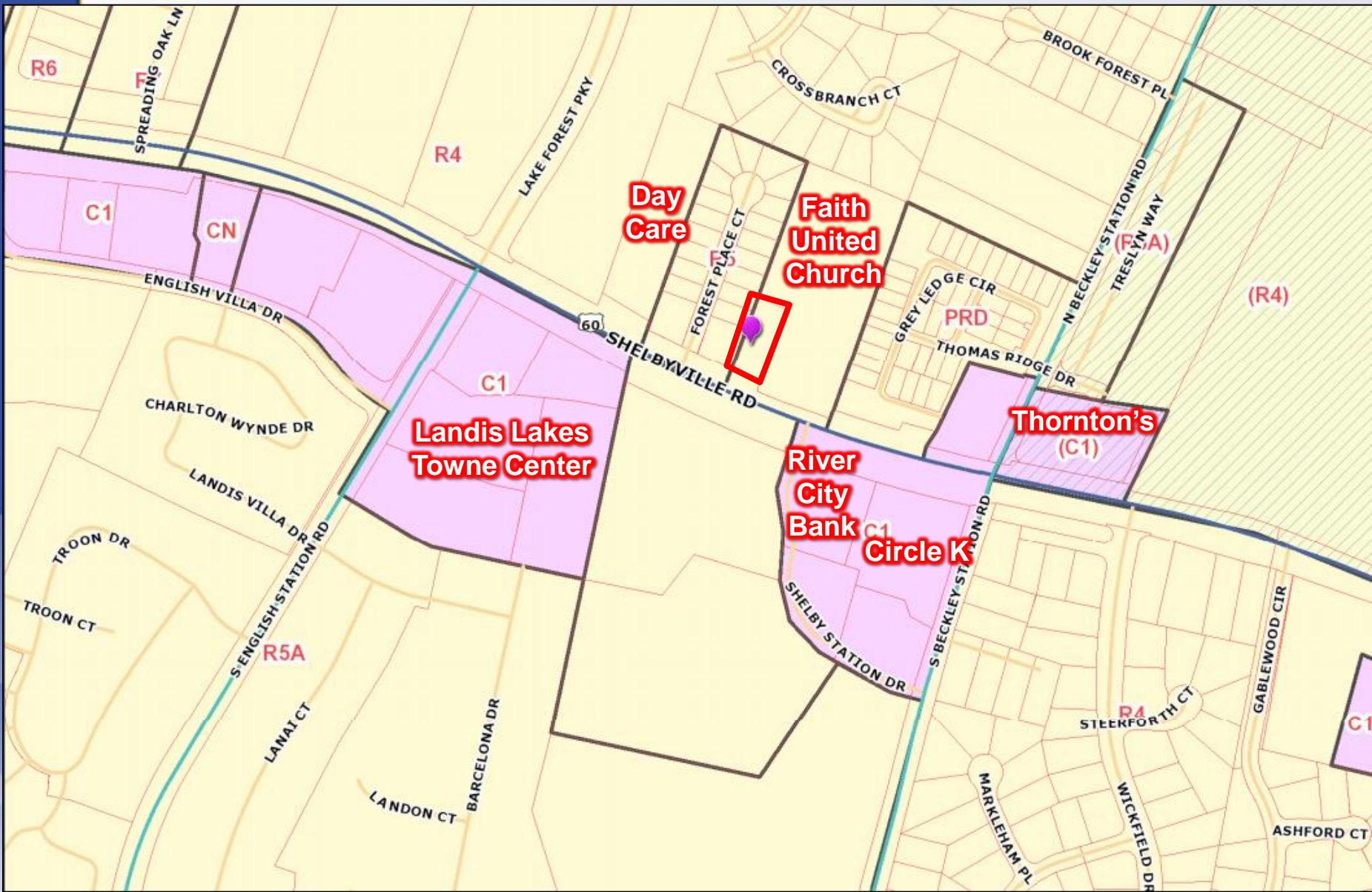
# 17ZONE1027

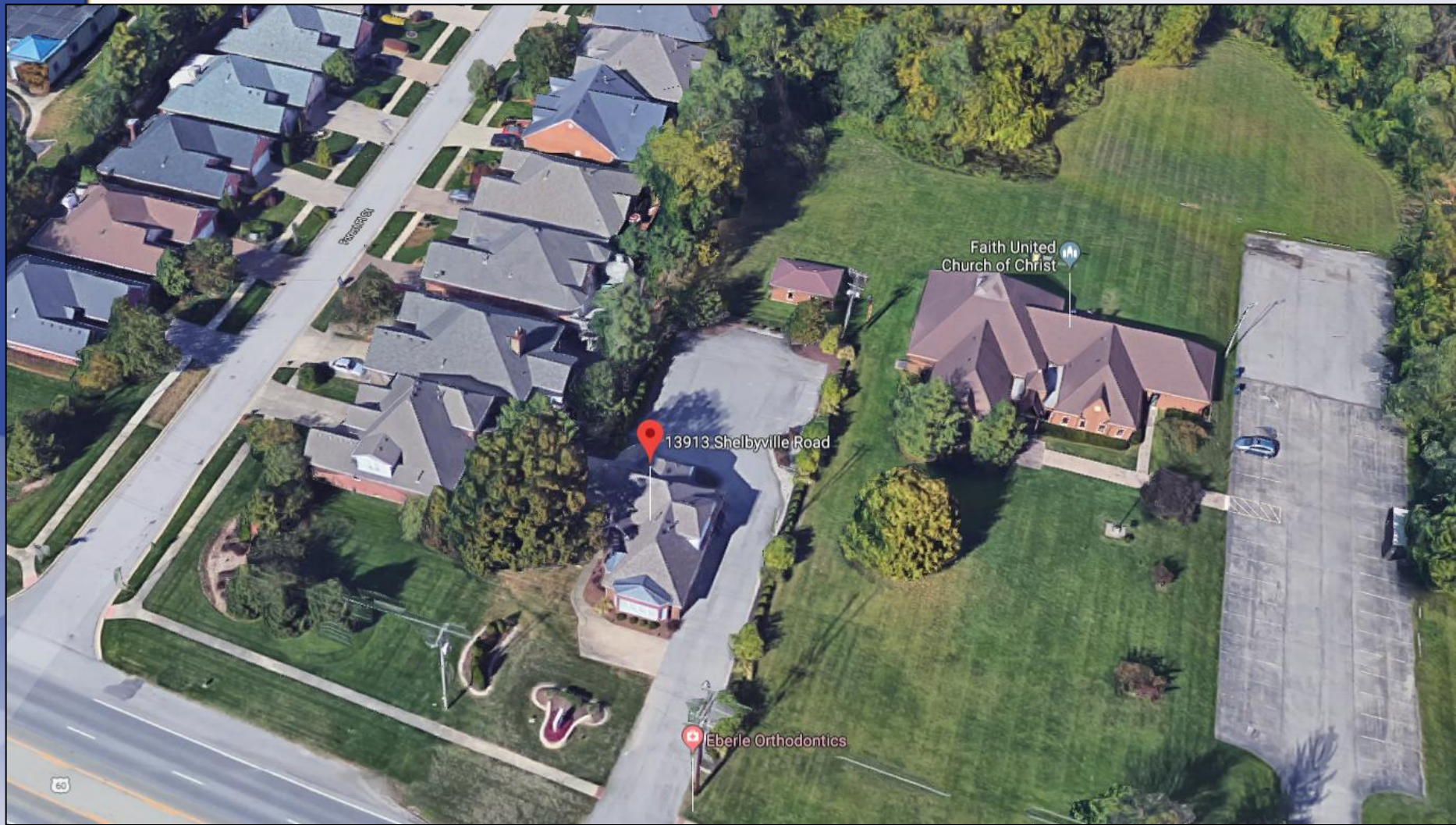
## Eberle Orthodontics



**Planning, Zoning & Annexation Committee**  
**March 13, 2018**







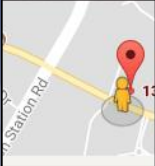


14054 Shelbyville Rd

Louisville, Kentucky

Google, Inc.

Street View - Sep 2017



# Requests

- Change-in-Zoning from R-4 Single-Family Residential to OR Office-Residential on 0.7 acres
- Variance of LDC, section 5.3.1.C.5 to reduce the required 15 foot non-res to res setback to 5 feet for proposed building additions
- Landscape Waiver of LDC, section 10.2.4 to reduce the required 15 foot Landscape Buffer Area (LBA) to 5 feet for proposed building additions
- Landscape Waiver of LDC, section 10.2.4 and 10.2.10 to reduce the required 10 foot LBA/VUA LBA to 5 feet
- Landscape Waiver of LDC, section 10.2.4.B.3 to allow a utility easement and LBA to overlap for a width that is greater than 50%
- Parking Waiver to exceed the 25 space maximum parking requirement and provide 33 spaces
- Detailed District Development Plan
- Abandonment of Conditional Use Permit (B-54-06)

# Case Summary

- Expansion to an orthodontic office in Eastern Louisville Metro, East of Interstate-265 along Shelbyville Road
- 880 sq. ft. increase in office area
- Twenty-two new parking spaces
- Existing conditional use permit will need to be abandoned



LOT 16  
MICHAEL SEEBERT  
109 FOREST PLACE  
LOUISVILLE, KY. 40245  
D.B. 7294, PG. 196  
R-6 ZONING  
NEIGHBORHOOD FORM DISTRICT

EX. 8" SANITARY SEWER - REC. NO. 15,801  
10' SANITARY SEWER & DRAINAGE EASEMENT FOR P.B. 65, PG. 100

LOT 17  
GWENDOLYN G. BISCHOFF LIVING TRUST  
107 FOREST PLACE  
LOUISVILLE, KY. 40245  
D.B. 9956, PG. 929  
R-6 ZONING  
NEIGHBORHOOD FORM DISTRICT

LOT 18  
JOSEPH F. & MARSHA L. SCHREINER  
105 FOREST PLACE  
LOUISVILLE, KY. 40245  
D.B. 9235, PG. 845  
R-6 ZONING  
NEIGHBORHOOD FORM DISTRICT

LOT 19  
MICHAEL MICHELL HINES  
103 FOREST PLACE  
LOUISVILLE, KY. 40245  
D.B. 10668, PG. 223  
R-6 ZONING  
NEIGHBORHOOD FORM DISTRICT

LOT 20  
JOHN & LINDA POTIS  
101 FOREST PLACE  
LOUISVILLE, KY. 40245  
D.B. 7054, PG. 032  
R-6 ZONING  
NEIGHBORHOOD FORM DISTRICT



SHELBYVILLE ROAD (U.S. #60) - 120' R/W



**LOUISVILLE**  
METRO

17ZONE1027

# Public Meetings

- Neighborhood Meeting on 6/29/2017
  - Conducted by the applicant
- LD&T meeting on 1/11/2018
- Planning Commission public hearing on 2/15/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to OR with a vote of 6-0. Four members were not present.