

Justifications for Approving 18VARIANCE1108 - 627 Country Club Rd

1. The proposed variance will not create anything out of the ordinary for the neighborhood. Several other homes nearby do not meet the minimum 25-foot rear yard setback requirement. See Attachment 1 and the following addresses:
 - 639 Country Club Rd
 - 3003 Eastern Ave (right across street)
 - 3010 Eastern Ave (a few doors down)
 - 615 Country Club Rd
 - 616 Country Club Rd
 - 3016 University Ave

2. All access to the subject home is from Eastern Ave, including the garage access, driveway, off-street parking area, and paths to front and side doors (see Attachment 2). If the address were on Eastern Ave where the access is, the rear yard would exceed the minimum setback requirements with the proposed lot line shift as shown on the Minor Subdivision Plat (Attachment 3).

3. If this variance and minor plat are approved, I would build a tasteful traditional/cottage-style home that fits in with other homes in the neighborhood. This would increase home values and benefit existing homeowners. See Attachment 4.

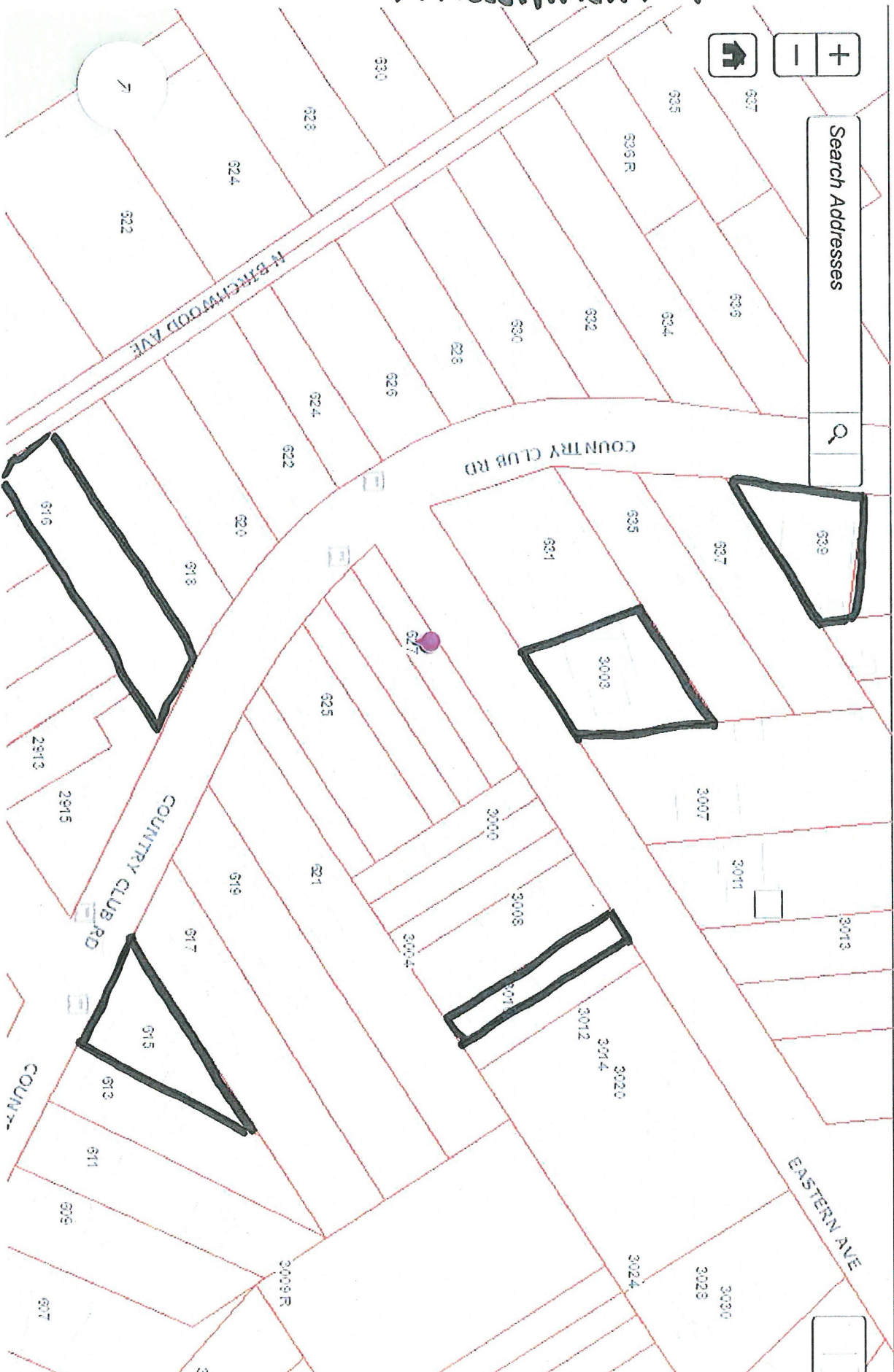
4. I purchased the adjacent lot separately with the intent of having a buildable lot. I could build a 2-story, shotgun style house on this lot that complies with all setback requirements, but the proposed variance and minor plat would allow for a much more suitable home for the area, and would be more appealing to neighbors.

5. I have been working in the neighborhood for the past 6 months remodeling 627 Country Club Rd. All of the neighbors I have met during this time are happy about improvements in the area.



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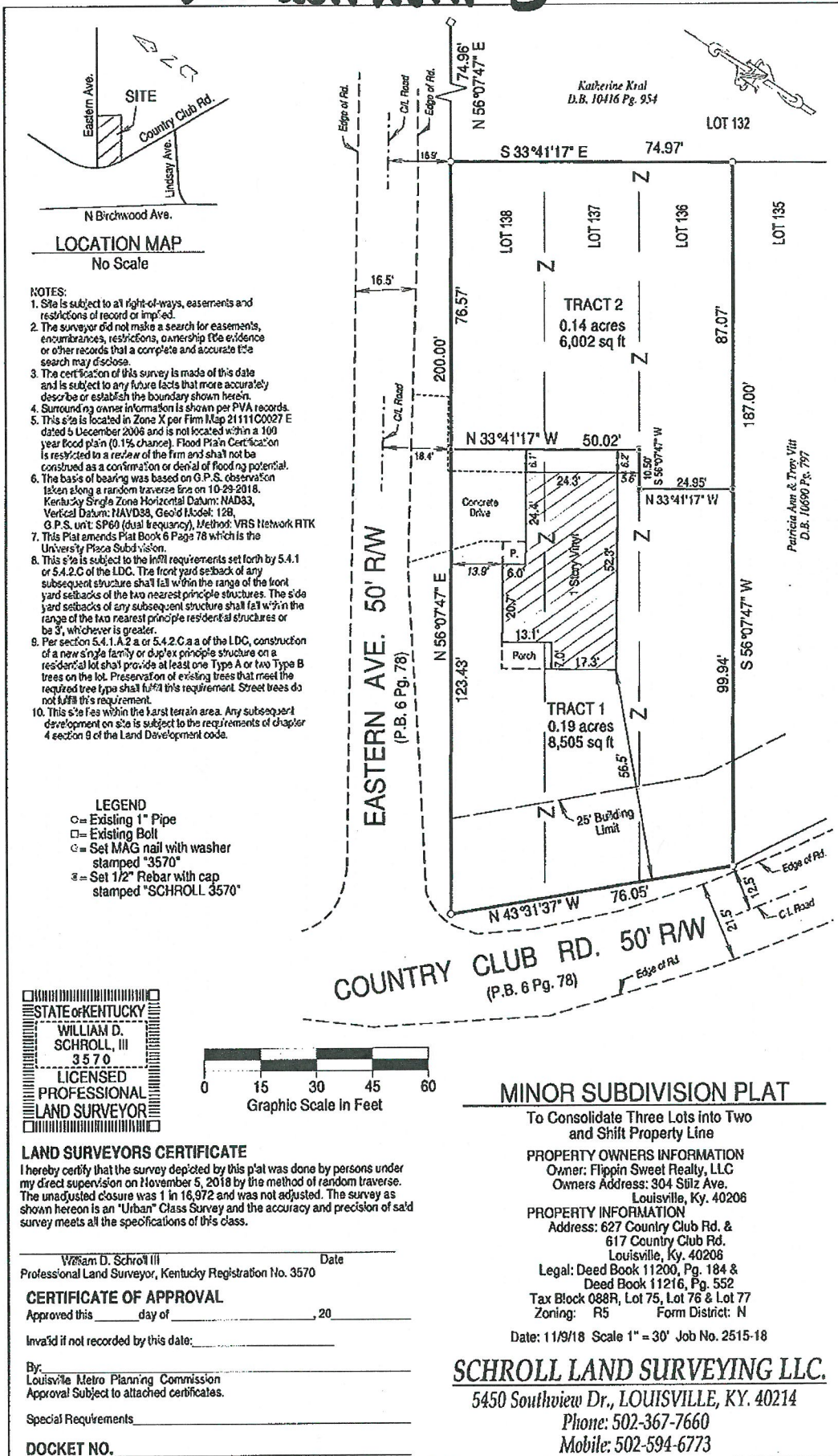
Attachment 1



Attachment 2



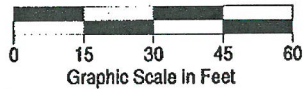
Attachment 3



- NOTES:**
1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
 2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership file evidence or other records that a complete and accurate file search may disclose.
 3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
 4. Surrounding owner information is shown per PVA records.
 5. This site is located in Zone X per Firm Map 21111C0027 E dated 5 December 2006 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the firm and shall not be construed as a confirmation or denial of flooding potential.
 6. The basis of bearing was based on G.P.S. observation taken along a random traverse line on 10-29-2018. Kentucky Single Zone Horizontal Datum: NAD83, Vertical Datum: NAVD83, Geoid Model: 12B, G.P.S. unit: SP60 (dual frequency), Method: VRS Network RTK
 7. This Plat amends Plat Book 6 Page 78 which is the University Plaza Subdivision.
 8. This site is subject to the fill requirements set forth by 5.4.1 or 5.4.2.C of the LDC. The front yard setback of any subsequent structure shall fall within the range of the front yard setbacks of the two nearest principle structures. The side yard setbacks of any subsequent structure shall fall within the range of the two nearest principle residential structures or be 3', whichever is greater.
 9. Per section 5.4.1.A.2.a or 5.4.2.C.a.a of the LDC, construction of a new single family or duplex principle structure on a residential lot shall provide at least one Type A or two Type B trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.
 10. This site lies within the forest area. Any subsequent development on site is subject to the requirements of chapter 4 section 9 of the Land Development code.

- LEGEND**
- = Existing 1" Pipe
 - = Existing Bolt
 - ⊙ = Set MAG nail with washer stamped "3570"
 - ⊕ = Set 1/2" Rebar with cap stamped "SCHROLL 3570"

STATE OF KENTUCKY
 WILLIAM D. SCHROLL, III
 3570
 LICENSED PROFESSIONAL LAND SURVEYOR



LAND SURVEYORS CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision on November 5, 2018 by the method of random traverse. The unadjusted closure was 1 in 16,972 and was not adjusted. The survey as shown hereon is an "Urban" Class Survey and the accuracy and precision of said survey meets all the specifications of this class.

William D. Schroll III Date
 Professional Land Surveyor, Kentucky Registration No. 3570

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____

Invalid if not recorded by this date: _____

By: _____
 Louisville Metro Planning Commission
 Approval Subject to attached certificates.

Special Requirements _____

DOCKET NO. _____

MINOR SUBDIVISION PLAT

To Consolidate Three Lots into Two and Shift Property Line

PROPERTY OWNERS INFORMATION
 Owner: Flippin Sweet Realty, LLC
 Owners Address: 304 Suiz Ave.
 Louisville, Ky. 40206

PROPERTY INFORMATION
 Address: 627 Country Club Rd. & 617 Country Club Rd.
 Louisville, Ky. 40206
 Legal: Deed Book 11200, Pg. 184 & Deed Book 11216, Pg. 552
 Tax Block 088R, Lot 75, Lot 76 & Lot 77
 Zoning: R5 Form District: N

Date: 11/9/18 Scale 1" = 30' Job No. 2515-18

SCHROLL LAND SURVEYING LLC.

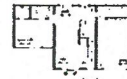
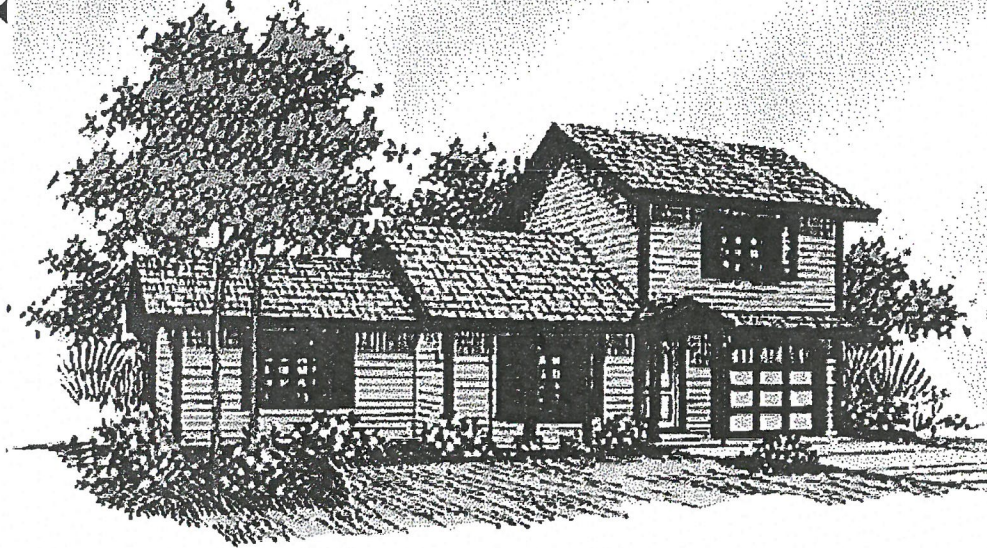
5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773



Attachment 4

(https://cdn.houseplans.com/product/74tas87vhuobvua3snuh3vmh88Aw1024.jpg?v=15)

PLAN #60-499



Photographs may show modified designs.

Plan #60-499

✉ (mailto:?subject=House Plan 60-499&body=https://www.houseplans.com/plan/1206-square-feet-3-bedrooms-2-bathroom-traditional-house-plans-1-garage-9511) ((plan/print/9511)) (http://www.facebook.com/sharer.php?u=https://www.houseplans.com/plan/1206-square-feet-3-bedrooms-2-bathroom-traditional-house-plans-1-garage-9511&t=) (http://twitter.com/share?url=https://www.houseplans.com/plan/1206-square-feet-3-bedrooms-2-bathroom-traditional-house-plans-1-garage-9511&text=House Plan 60-499&via=houseplansllc) (http://pinterest.com/pin/create/button/?url=https://www.houseplans.com/plan/1206-square-feet-3-bedrooms-2-bathroom-traditional-house-plans-1-garage-9511&media=https%3A%2F%2Fcdn.houseplans.com%2Fproduct%2F74tas87vhuobvua3snuh3vmh88Aw1024.jpg%3Fv%3D15&description=House Plan 60-499)

KEY SPECS

- 1206 sq/ft
- 3 Bedrooms
- 2 Baths
- 2 Floors
- 1 Garage

This plan can be customized!

MODIFY THIS PLAN (/PLAN/MODIFY) **499** Get your desired changes so we can prepare an estimate for the design service. Click the button to submit your request for pricing, or call 1-800-913-2350 for assistance.

Select Plan Set Options What's included?

5 Copy Set \$800.00 ⇅

Select Foundation Options

Crawlspace \$0.00 ⇅

Optional Add-Ons

SUBTOTAL \$800.00
Best Price Guaranteed*

ADD TO CART

Or order by phone: 1-800-913-2350

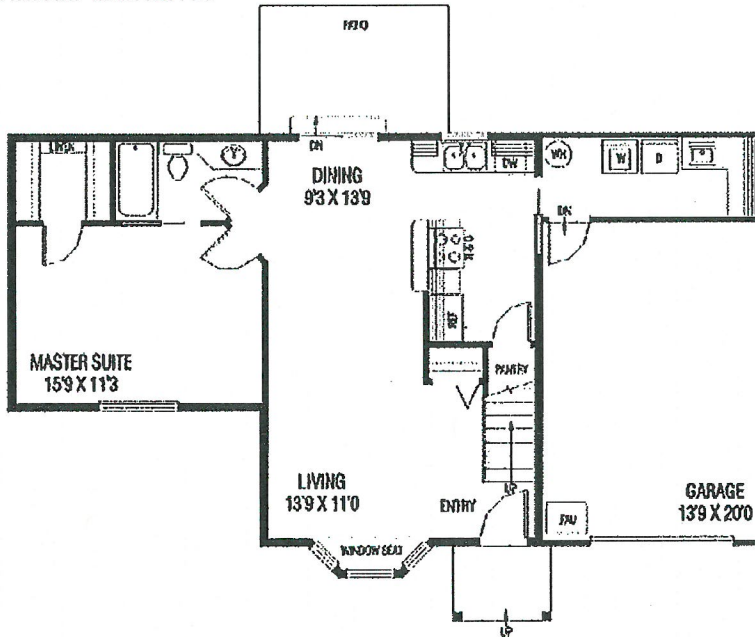
How much will this cost to build?

This report will provide you cost estimates based on location and building materials.

GET COST-TO-BUILD REPORT (/PLAN/COST-TO-BI

FLOOR PLANS

Floor Plan - Main Floor Plan



QUESTIONS?

First Name

Last Name

Email

Phone

Company Name (Builders)

When do you want to start construction?

- Select -

Do you have a lot?

- Select -

Are you working with a builder?

- Select -

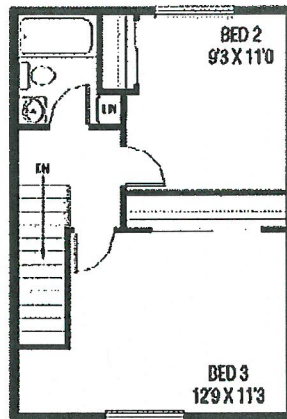
Where do you plan on building?

- Select -

Please enter your Questions Here

(<https://cdn.houseplans.com/product/ou5riqjeka9usot2310kq5mlq/w1024.gif?v=15>)

Floor Plan - Upper Floor Plan



SUBMIT

Phone 1-800-913-2350 (tel:1-800-913-2350)
Hours Mon-Fri, 9 am - 8:30 pm (EST)

(<https://cdn.houseplans.com/product/69asvakromhr64kkm5p6m27f8b/v1024.gif?v=15>)

FULL SPECS & FEATURES

Basic Features

Bedrooms : 3
Stories : 2

Baths : 2
Garages : 1

Dimension

Width : 48'
Height : 24' 11"

Depth : 26'