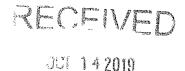
Letter of Explanation Elks Lodge – 2824 Klondike Lane Case # 19-CUPPA-0123

A Conditional Use Permit Plan has been submitted for the Elks Lodge located at 2824 Klondike Lane. The property is currently zoned R-4 and is part of a Neighborhood Form District.

The plan allows for the expansion and renovation of the private club. The expansion and renovation will increase the building by approximately 2,000 square feet. In addition, the plan calls for an increase of 13 parking spaces. Pursuant to Chapter 4.2.44 of the Land Development Code, a private club or expansion thereof located in a R-4 zone necessitates the application for the conditional use permit.

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DESIGN SERVICES



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September 16, 2019

Neighborhood Meeting Notification

To: 1st and 2nd tier adjoining property owners of 2824 Klondike Lane

Registered Neighborhood Group Representatives for District 10 Pat Mulvihill, Metro Louisville Councilperson, District 10 Jon Crumbie, Planner, Metro Planning and Design Services

From: Glenn Price, Attorney for Louisville Lodge #8

Frost Brown Todd, LLC

Re: A Conditional Use Permit to allow a Private Proprietary Club

(Case No. 19-CUPPA-0123)

An application for a private proprietary club for 2824 Klondike Lane was submitted to Louisville Metro Planning and Design Services on August 19th. This will allow the existing Elks Lodge to expand. In accordance with the procedures of Louisville Metro Planning and Design Services, we invite adjoining property owners and neighborhood group representatives to discuss this proposal before it appears before a meeting of the Louisville Metro Board of Zoning Adjustment.

This will be an informal meeting to give you the opportunity to review the proposed plan, as well as to discuss the proposal with the owners and their representatives. This meeting will be held in addition to the established procedures of the Louisville Division of Planning and Design Services, including a full public hearing before the Louisville Metro Board of Zoning Adjustment.

The meeting to discuss this proposal will be held on:

Date: October 3, 2019

Time: <u>6:30 p.m.</u>

Place: <u>Elks Lodge No. 8</u>

2824 Klondike Lane Louisville, KY 40218

At this meeting, representatives for the Applicant will explain the proposal and then discuss any concerns you may have. The purpose of this meeting is to increase your understanding of this case. We encourage you to attend this meeting and to share any concerns you may have about this proposal.

Should you have any questions prior to the meeting, please feel free to contact Glenn Price at 589-5400.

SUMMARY OF NEIGHBORHOOD MEETING

Elks Lodge – 2824 Klondike Lane Case No. 19-CUPPA-0123

A neighborhood meeting was held on Thursday, October 3, 2019, at 6:30 p.m. at the Elks Lodge, 2824 Klondike Lane, Louisville, Kentucky 40218. A copy of the Early Notice of Filing & Neighborhood Meeting Notice, dated September 16, 2019 and mailed on September 16, 2019, is attached along with a copy of the list of APOs who received the meeting notice. Also attached is a copy of the neighborhood meeting attendance sheet.

The meeting began at approximately 6:35 p.m. at which time Tanner Nichols gave a general summary of the purpose of the meeting and an introduction of Chris Brown from BTM Engineering.

Mr. Nichols welcomed those in attendance and asked for them to sign the attendance sheet which was available. Mr. Nichols then discussed the CUP and how the plan will allow for the expansion and renovation of the private club. The expansion and renovation will increase the building by approximately 2,000 square feet. In addition, the plan calls for an increase of 13 parking spaces. He explained that pursuant to Chapter 4.2.44 of the Land Development Code, a private club or expansion thereof located in a R-4 zone necessitates the application for the conditional use permit. Chris Brown then discussed the proposed development plan showing the location of the new space, new entrance, landscaping and new parking configuration.

Following these presentations, the following questions were raised by those in attendance:

- 1. What will be the hours of operation?

 The hours of operation are anticipated to remain the same.
- 2. Will trees be removed?

 Some trees will be removed to allow for construction, but we don't anticipate any trees along the property lines will be removed
- 3. Will the drive around the East side of property back to the pool remain in place? Yes, the drive will remain to allow emergency access to the pool.
- 4. Where will the kitchen be located?

 The new expanded kitchen will be located on the East side of the building.
- 5. Where will the dumpsters be located?

 The dumpster will be located on the East side of the building and will be screened from adjoining neighbor by a six-foot wood fence.
- 6. How large is the expansion? The renovations will add approximately 2,000 square feet.
- 7. Where will the new patio be located.

 The new patio area will be located off the West side of the building.

The meeting concluded at approximately 7:05 p.m.

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Louisville Elks Lodge No. 8

Name	Street Address	Zip	Phone	Email	
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GNOA BRSE	3006 TESSITE OF	4214	502550923	40214 502550923 LTDRDE 540 HOTMAZL CON	Con
LORAFORDE	3003 CRODE STEME		502 554783	40214 502 554783 LORA, A.FORSE @ COMMELCON	On
SusieWilhelm	3839 Jupiter Rd.		502-376-7998	502.376-7998 susicuithelm@ymail.com	
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