Cherokee Springs

1576 Cherokee Road



BOARD OF ZONING ADJUSTMENT

CHEROKEE SPRINGS, LLC

20-VARIANCE-0002 & 20-VARIANCE-0003

July 6, 2020

Cherokee Springs

1576 Cherokee Road



JOSEPH & JOSEPH
ARCHITECTS SINCE 1908

LD&D
LAND DESIGN & DEVELOPMENT INC
503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

WEYLAND VENTURES

WYATT

Cherokee Springs



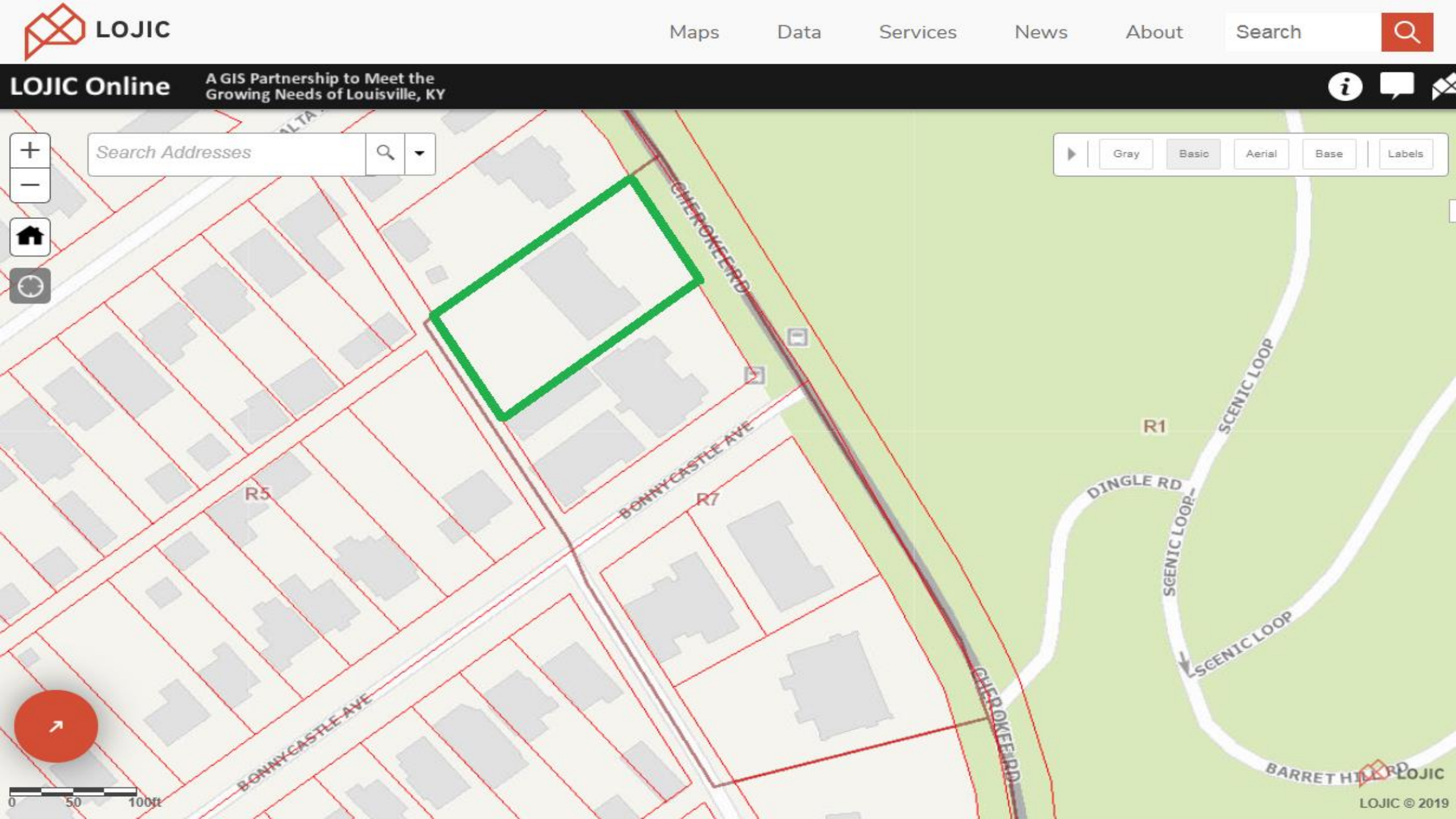
Variance 1: Height Variance to Allow the Building to be 49'9"

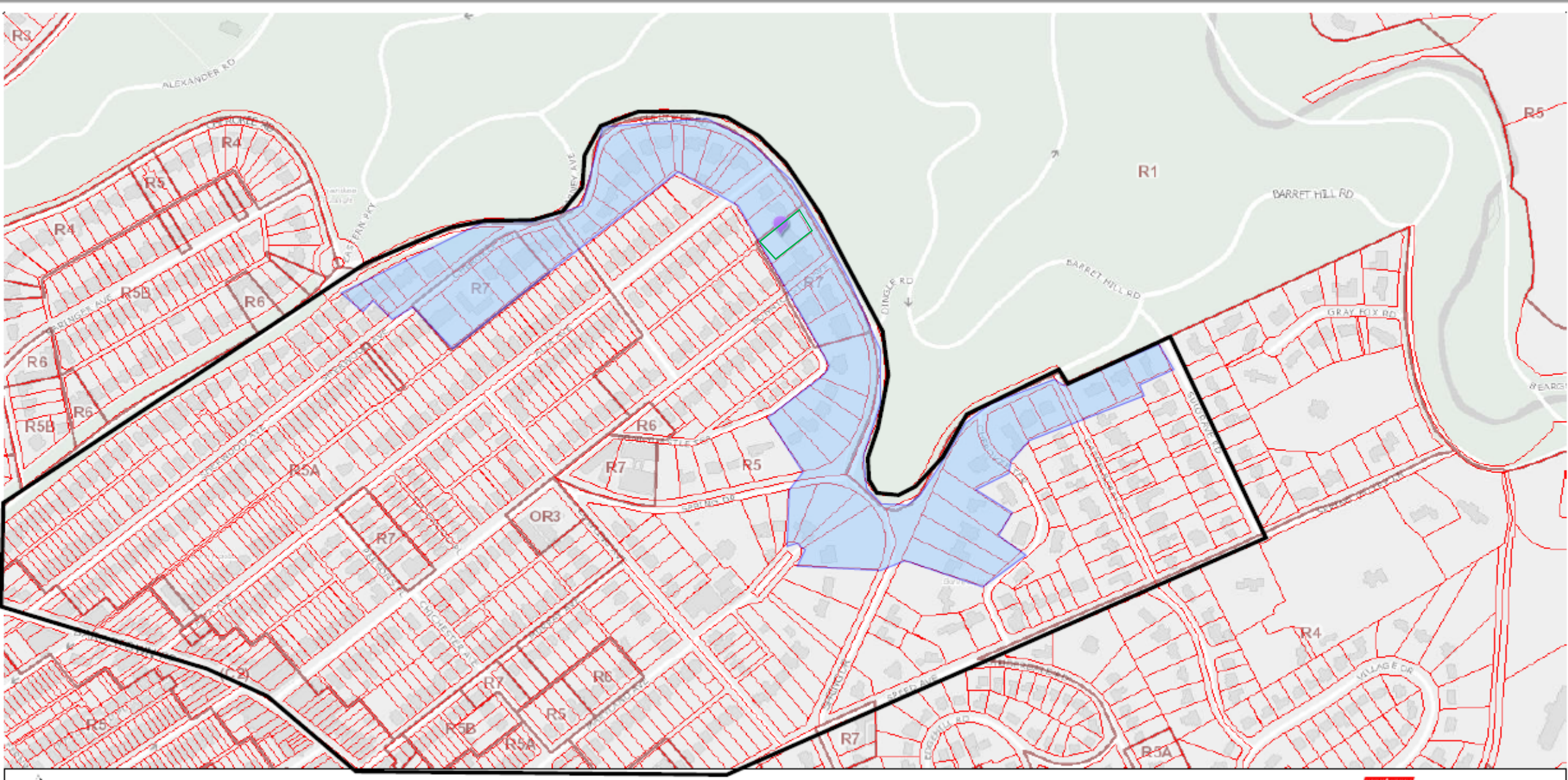
TNFD allows building height of 45' (LDC 5.2.2.C)/ Infill Height of 44' (LDC 5.1.12.A.d)

Variance 2: Reduction to Allow No Private Yard

TNFD requires 30% (LDC 5.4.1.D.2)


1576 Cherokee Rd
Louisville, Kentucky
Google
Street View
Hogan's Fountain
1576 Cherokee R
BONNYCASTLE
Google
1576 Cherokee Road


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CHEROKEE RD
BONNYCASTLE AVE
R5
R7
R1
SCENIC LOOP
DINGLE RD
SCENIC LOOP
SCENIC LOOP
BARRET HILL RD
CHEROKEE RD
BONNYCASTLE AVE
0
50
100ft
LOJIC
LOJIC © 2019



Bonnycastle Neighborhood

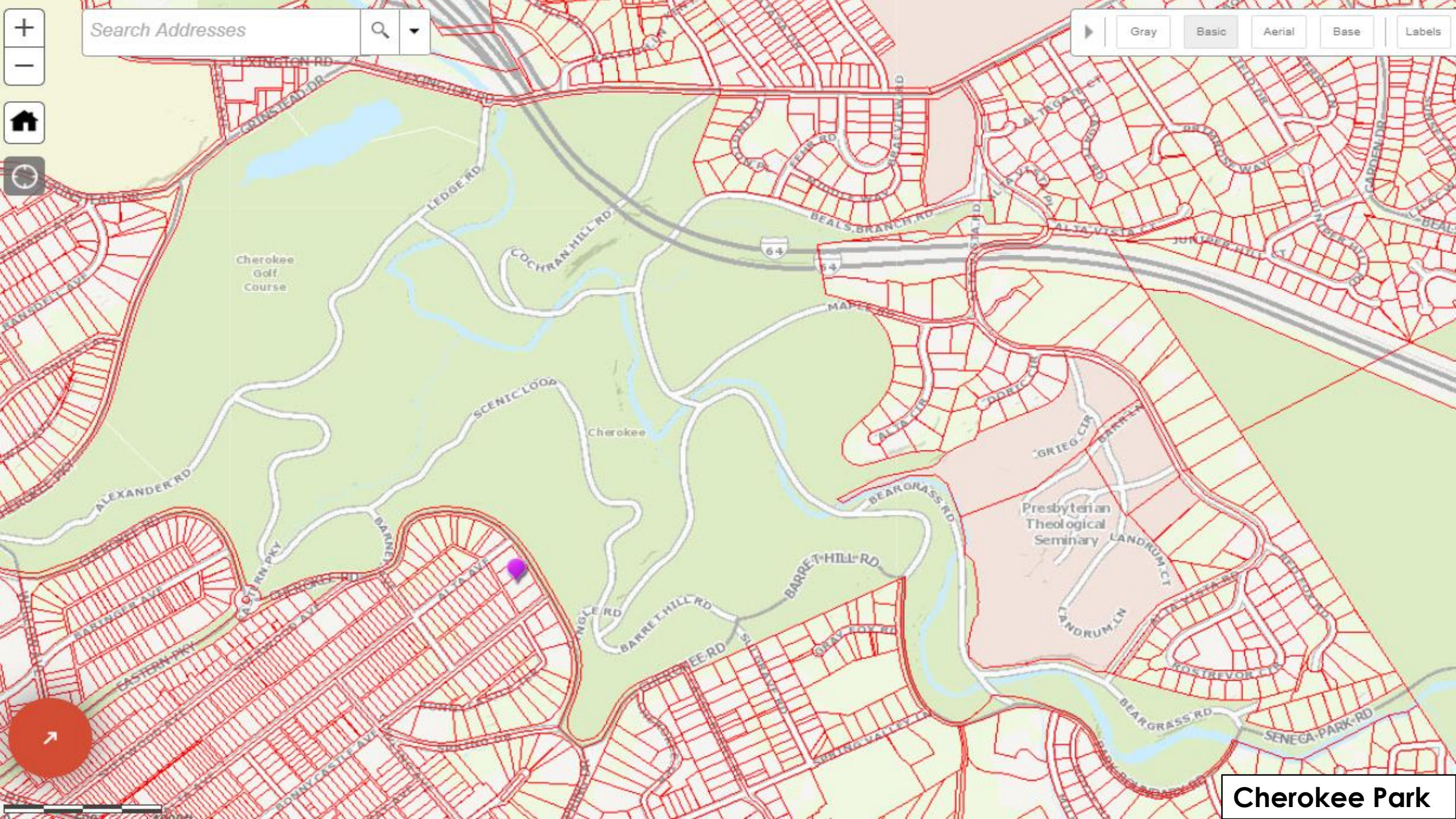
0 200 400ft

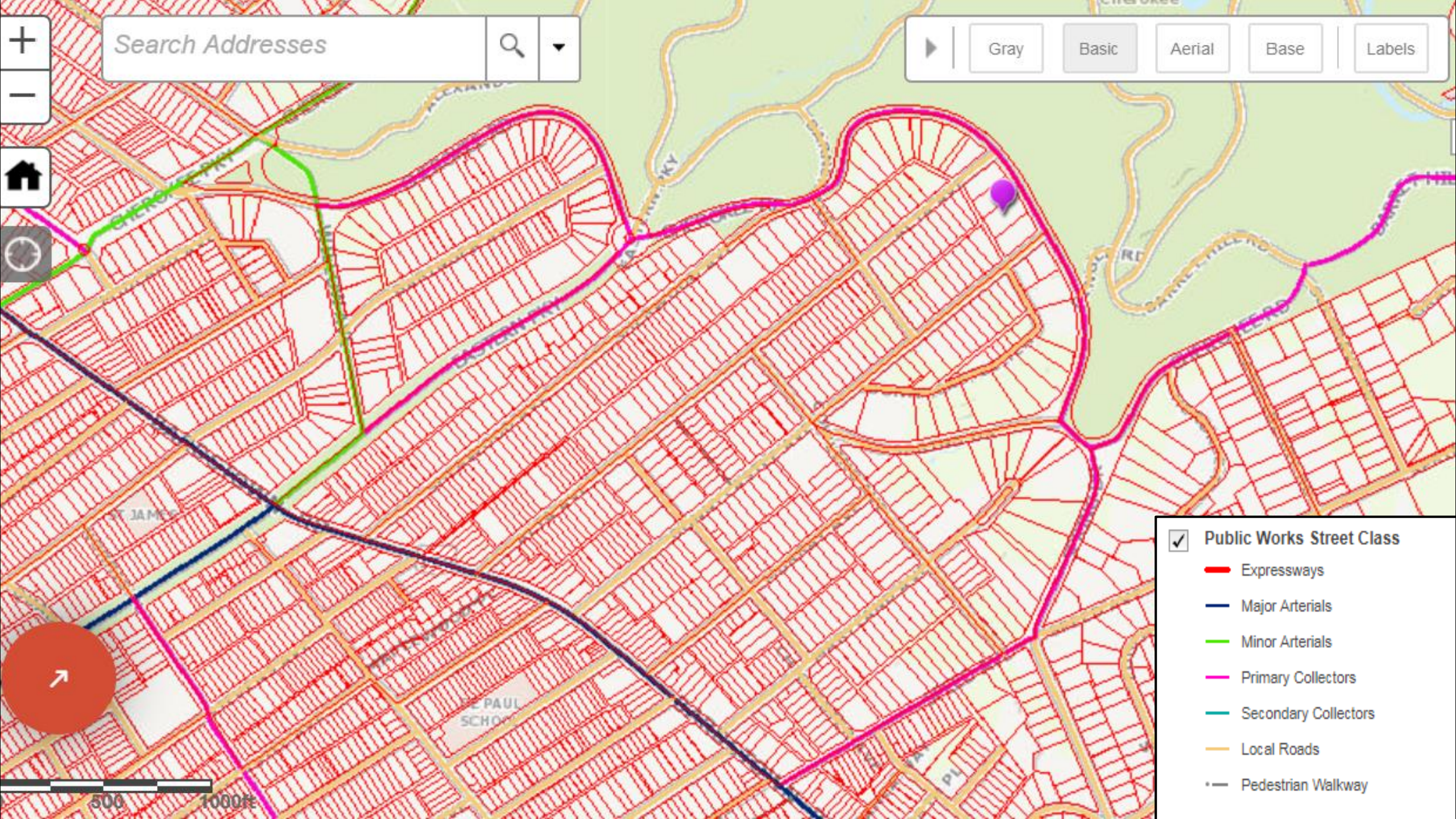
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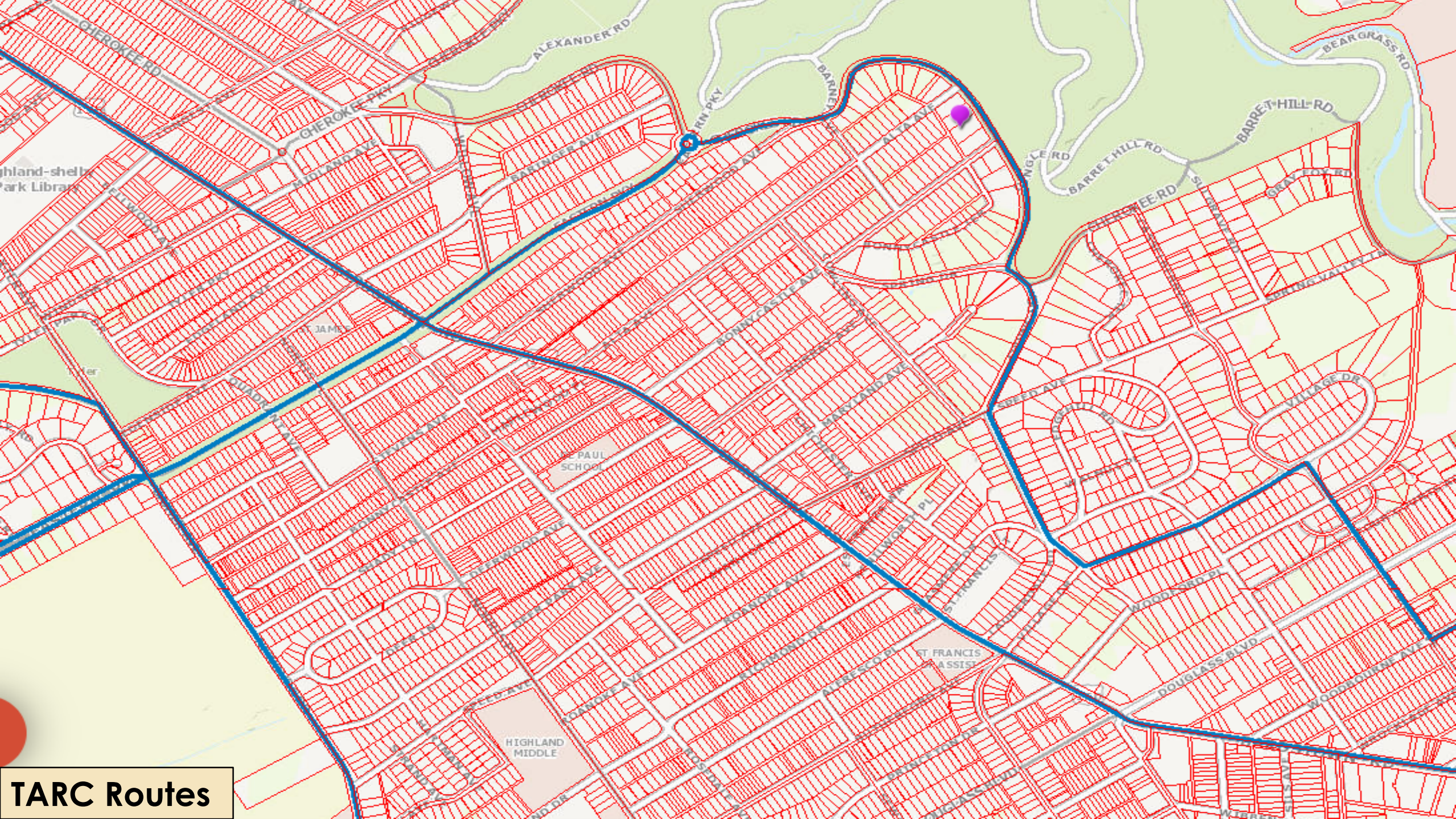
LOJIC

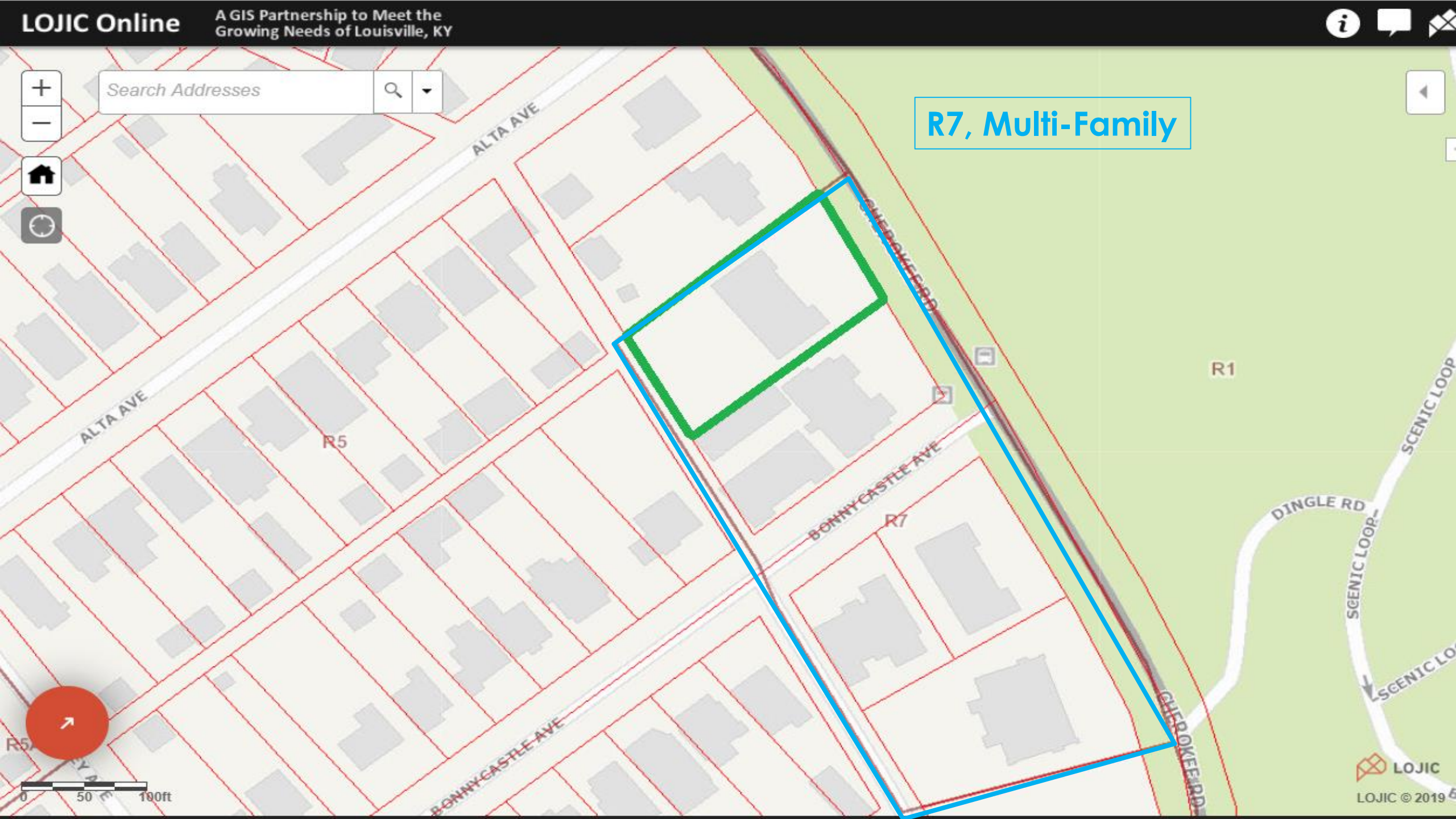
Louisville Metro, MSD, LWC & PVA © 2018

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Search Addresses
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Basic
Aerial
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Labels
Cherokee Golf Course
Cherokee
Presbyterian Theological Seminary
LEDGE RD
COCHRAN HILL RD
SCENIC LOOP
ALEXANDER RD
BARRET HILL RD
BEARGRASS RD
SENECA PARK RD
LANDRUM LN
LANDRUM CT
GRIEG CIR
EASTERN PKY
BEALS BRANCH RD
64
Cherokee Park


Search Addresses
Gray
Basic
Aerial
Base
Labels
Public Works Street Class
Expressways
Major Arterials
Minor Arterials
Primary Collectors
Secondary Collectors
Local Roads
Pedestrian Walkway
500
1000ft


TARC Routes
CHEROKEE RD
CHEROKEE PKY
ALEXANDER RD
BARRET HILL RD
BEARGRASS RD
HIGHLAND AVE
BARINGER AVE
ALTA AVE
BONNYCASTLE AVE
MARYLAND AVE
ROANOKE AVE
VILLAGE DR
DOUGLASS BLVD
ST PAUL SCHOOL
HIGHLAND MIDDLE
ST FRANCIS


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A GIS Partnership to Meet the Growing Needs of Louisville, KY
Search Addresses
R7, Multi-Family
ALTA AVE
ALTA AVE
R5
R1
R7
BONNYCASTLE AVE
BONNYCASTLE AVE
CHEROKEE RD
CHEROKEE RD
DINGLE RD
SCENIC LOOP
SCENIC LOOP
SCENIC LO
R5
0
50
100ft
LOJIC
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Alta Ave
Cherokee Rd
Cherokee Rd
Bonnycastle Ave
Bonnycastle Terrace
Bonnycastle Ave
Cherokee Rd
Dingle Rd
Scenic Loop
Map
Google


1576 Cherokee Rd
Louisville, Kentucky
Google
Street View
Hogan's Fountain
1576 Cherokee R
BONNYCASTLE
Google
1576 Cherokee Road


2222 Alta Ave
Barney St
NNYCASTLE
1576 Cherokee Road
Google
1576 Cherokee Road

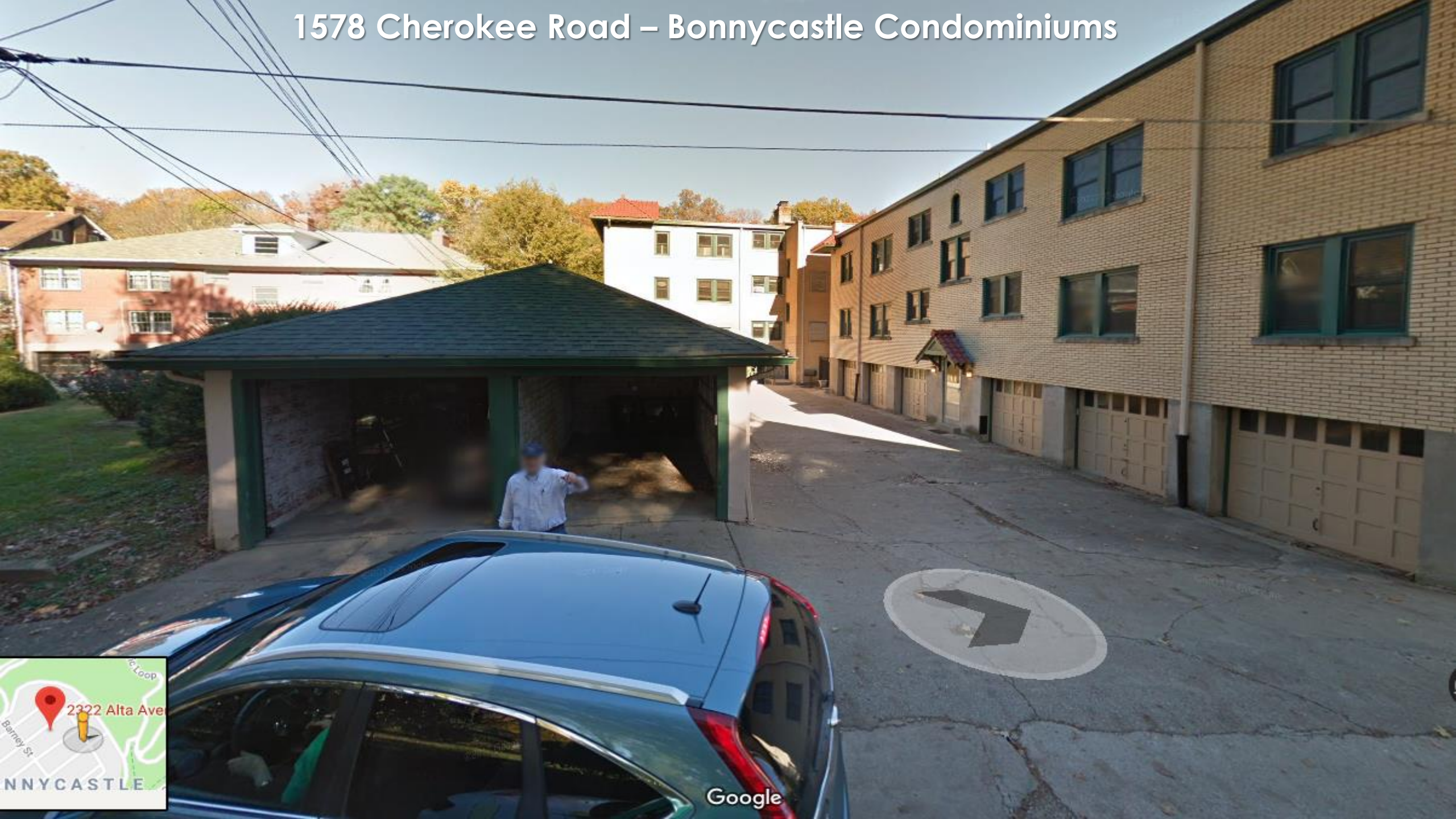
1578 Cherokee Road – Bonnycastle Condominiums





1578 Cherokee Road – Bonnycastle Condominiums

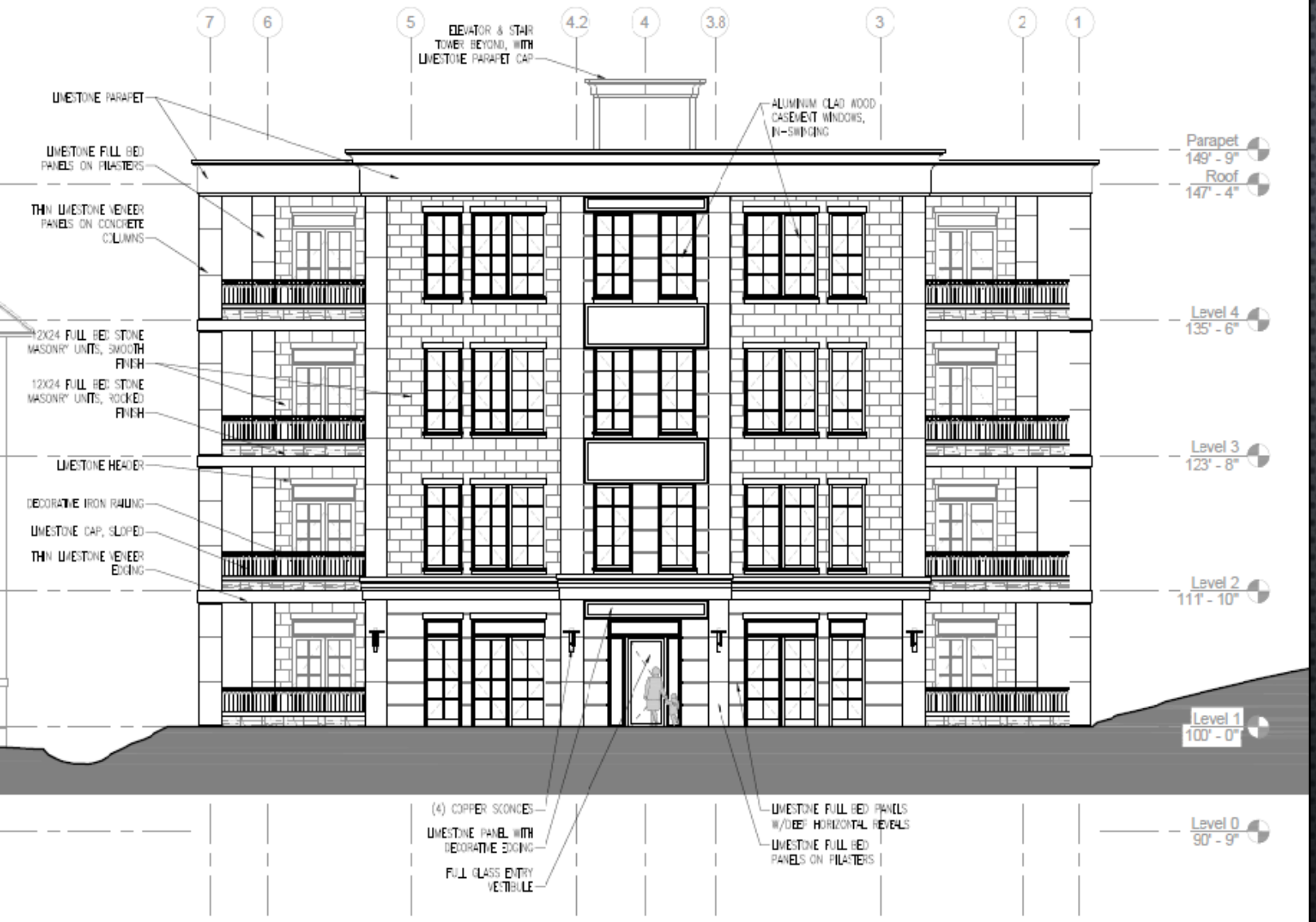
1578 Cherokee Road – Bonnycastle Condominiums




Louisville, Kentucky
Google
Street View
1576 Cherokee Road


1568 Cherokee Rd
Louisville, Kentucky
Google
Street View
1572 R Cherokee Road
Caldwel
Barrel Hill Rd


1572 Cherokee Rd
Louisville, Kentucky
Google
Street View
1572 R Cherokee Road
Caldwell
Barret NW Rd
Cherokee Rd
Google



CHEROKEE ROAD ELEVATION- EAST

1576 Cherokee Road

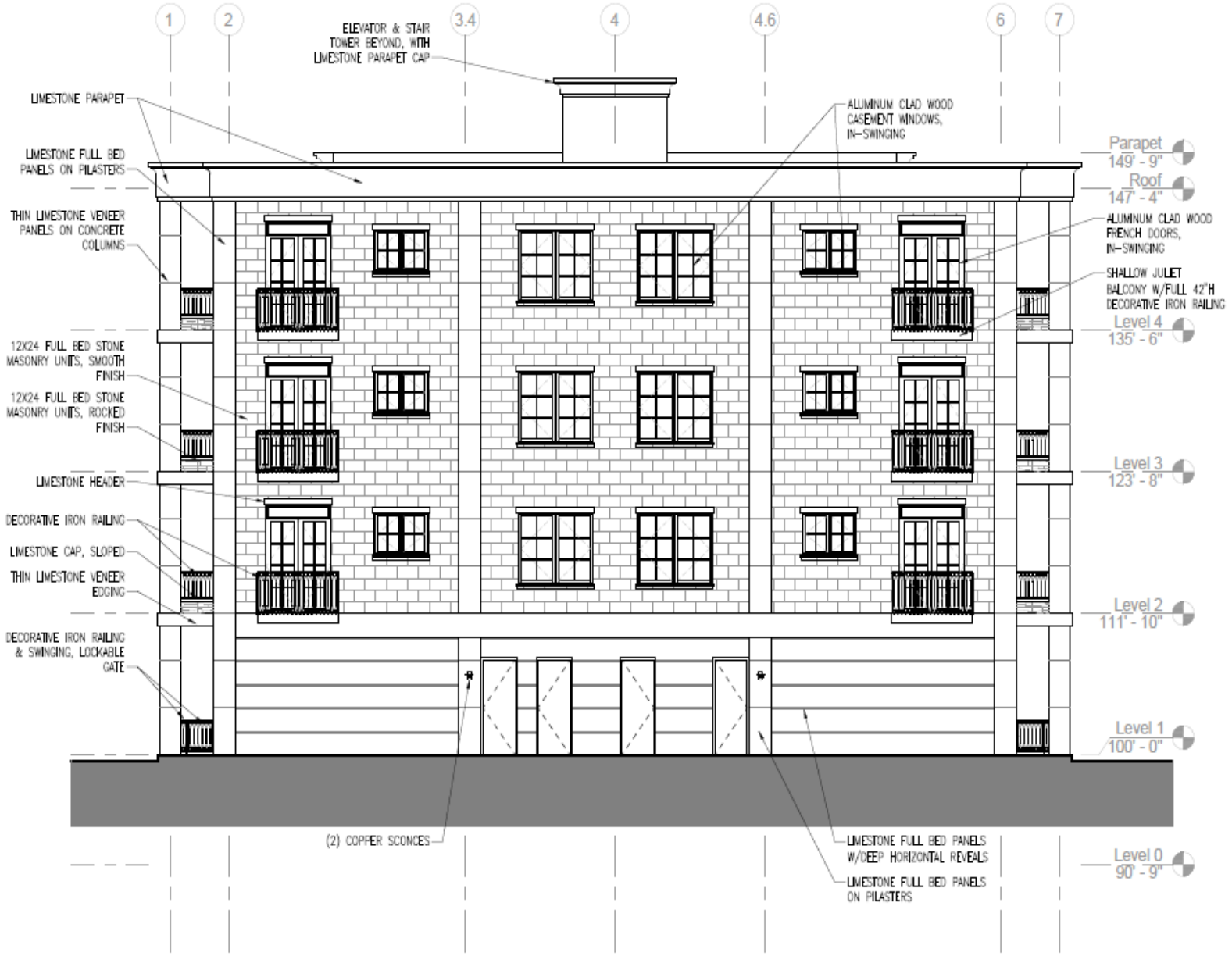
Front Elevation



SIDE ELEVATIONS- NORTH & SOUTH

1576 Cherokee Road

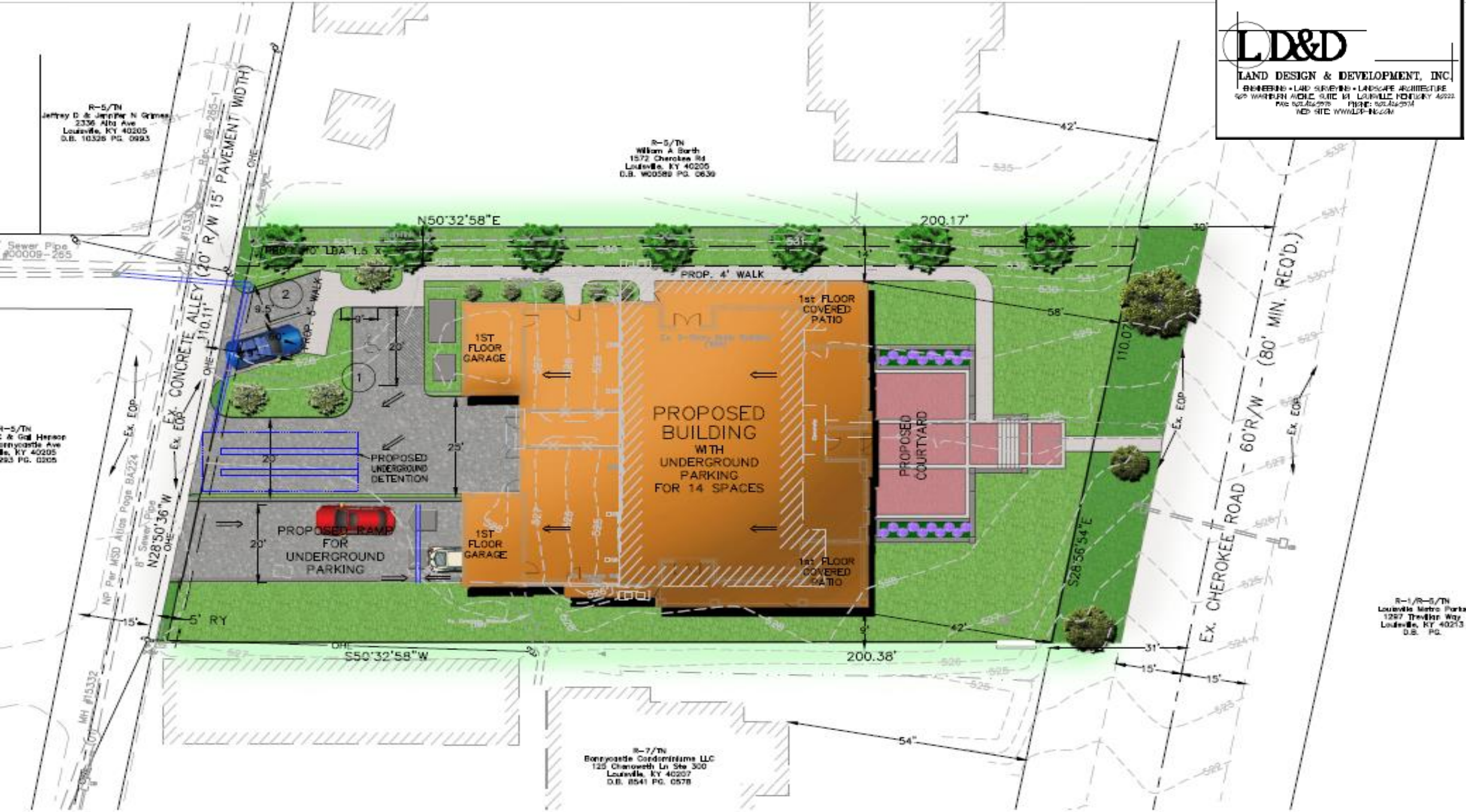
Side Elevation



ALLEY ELEVATION- WEST

1576 Cherokee Road

Front Elevation


LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
WEB SITE: WWW.LDD-INC.COM
R-5/TN
Jeffrey D. & Jennifer N. Grimes
2336 Alta Ave
Louisville, KY 40205
D.B. 10328 PG. 0993
R-5/TN
William A. Barth
1572 Cherokee Rd
Louisville, KY 40205
D.B. W00589 PG. 0639
R-7/TN
Bonnycastle Condominiums LLC
125 Chenoweth Ln Ste 300
Louisville, KY 40207
D.B. 8541 PG. 0578
R-1/R-5/TN
Louisville Metro Parks
1297 Trevilian Way
Louisville, KY 40213
D.B. PG.
EX. CONCRETE ALLEY (20' R/W 15' PAVEMENT WIDTH)
EX. CHEROKEE ROAD - 60'R/W - (80' MIN. REQ'D.)
N50°32'58"E
200.17'
S50°32'58"W
200.38'
N28°50'36"W
110.11'
S28°56'54"E
110.07'
PROP. 4' WALK
1ST FLOOR GARAGE
1st FLOOR COVERED PATIO
PROPOSED BUILDING WITH UNDERGROUND PARKING FOR 14 SPACES
PROPOSED COURTYARD
PROPOSED UNDERGROUND DETENTION
PROPOSED RAMP FOR UNDERGROUND PARKING
PROP. 5' WALK
5' RY
Ex. EOP
OHE
MH #15332
MH #15331
8" Sewer Pipe
NP Per MSD Atlas Page 8A224
42'
58'
54'
31'
15'
20'
25'
9.5'

1. HEIGHT VARIANCE

49’9”

4’9” TNFD
5’9” INFILL


5'9"
HIGH POINT OF PARAPET WALL
LIMESTONE PARAPET
LIMESTONE FULL BED PANELS ON PILASTERS
THIN LIMESTONE VENEER PANELS ON CONCRETE COLUMNS
12X24 FULL BED STONE MASONRY UNITS, SMOOTH FINISH
12X24 FULL BED STONE MASONRY UNITS, ROCKED FINISH
LIMESTONE HEADER
DECORATIVE IRON RAILING
LIMESTONE CAP, SLOPED
THIN LIMESTONE VENEER EDGING
44' - 0"
ALUMINUM CLAD WOOD CASEMENT WINDOWS, IN-SWINGING
82' - 6"


5'1"
ALUMINUM CLAD WOOD
CASEMENT WINDOWS
W/ SIMULATED
DIVIDED LITES
Top of Parapet
149'-9"
HIGH POINT OF RIDGE
MID POINT OF RIDGE
5'-1"
11'-11"
Level 4
135'-6"
49'-9"
Level 3
123'-8"
37'-10"
Level 2
111'-10"
Level 1
100'-0"
82'-6"

1616 and 1604 Cherokee Road




Louisville, Kentucky
Google
Street View - Nov 2015
The Commodore & 1614 Cowling
120’
Spring Dr
Alta Ave
Bonnycastle Ave
Cowling Ave
Google


2131 Bonnycastle Ave
Louisville, Kentucky
Google
Street View - Nov 2015
The Commodore & 2134 Bonnycastle
120’
BONNYCAST
Spring Dr
Cowling Ave
Google
Image capture: Nov 2015 © 2019 Google

2312 & 2308 Alta Ave




1504 Cherokee Rd
Louisville, Kentucky
Google
Street View - Oct 2015
1506 & 1504 Cherokee Road
Google


2114 & 2112 Eastern PKWY

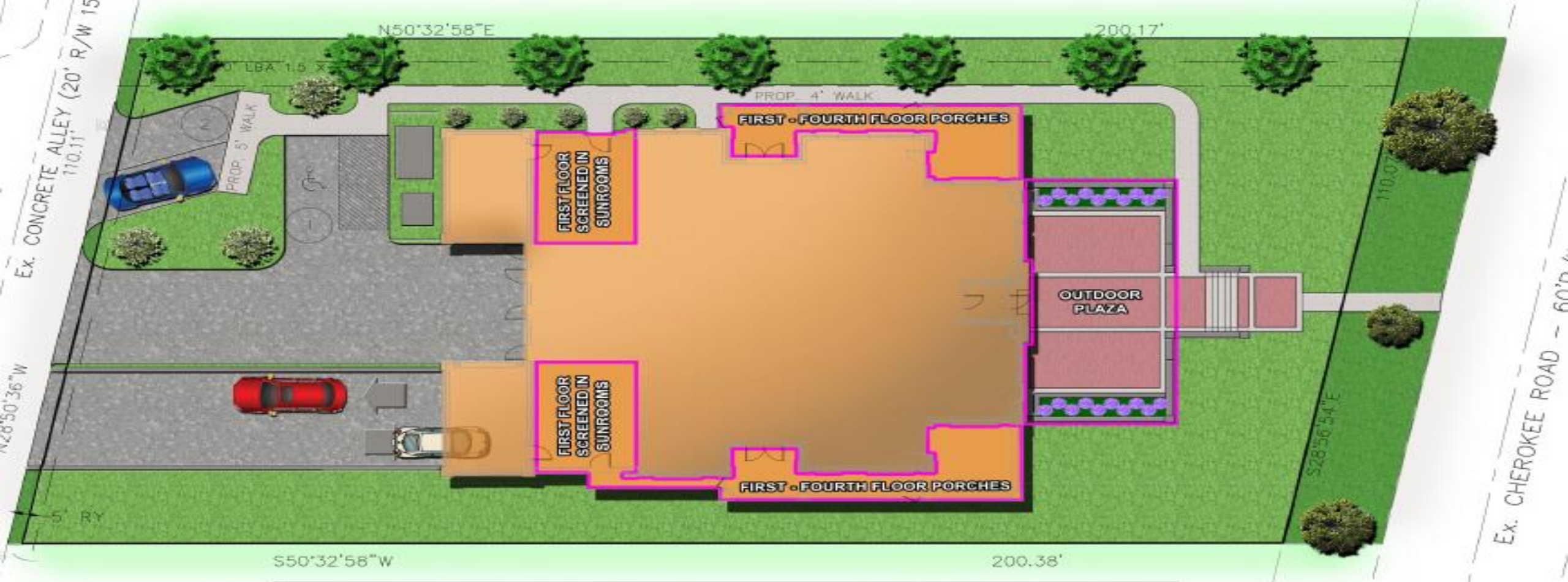
2109 & 2125 Eastern Parkway



2. PRIVATE YARD

0%

30% TNFD
24% AREA IN PRIVATE AMENITY



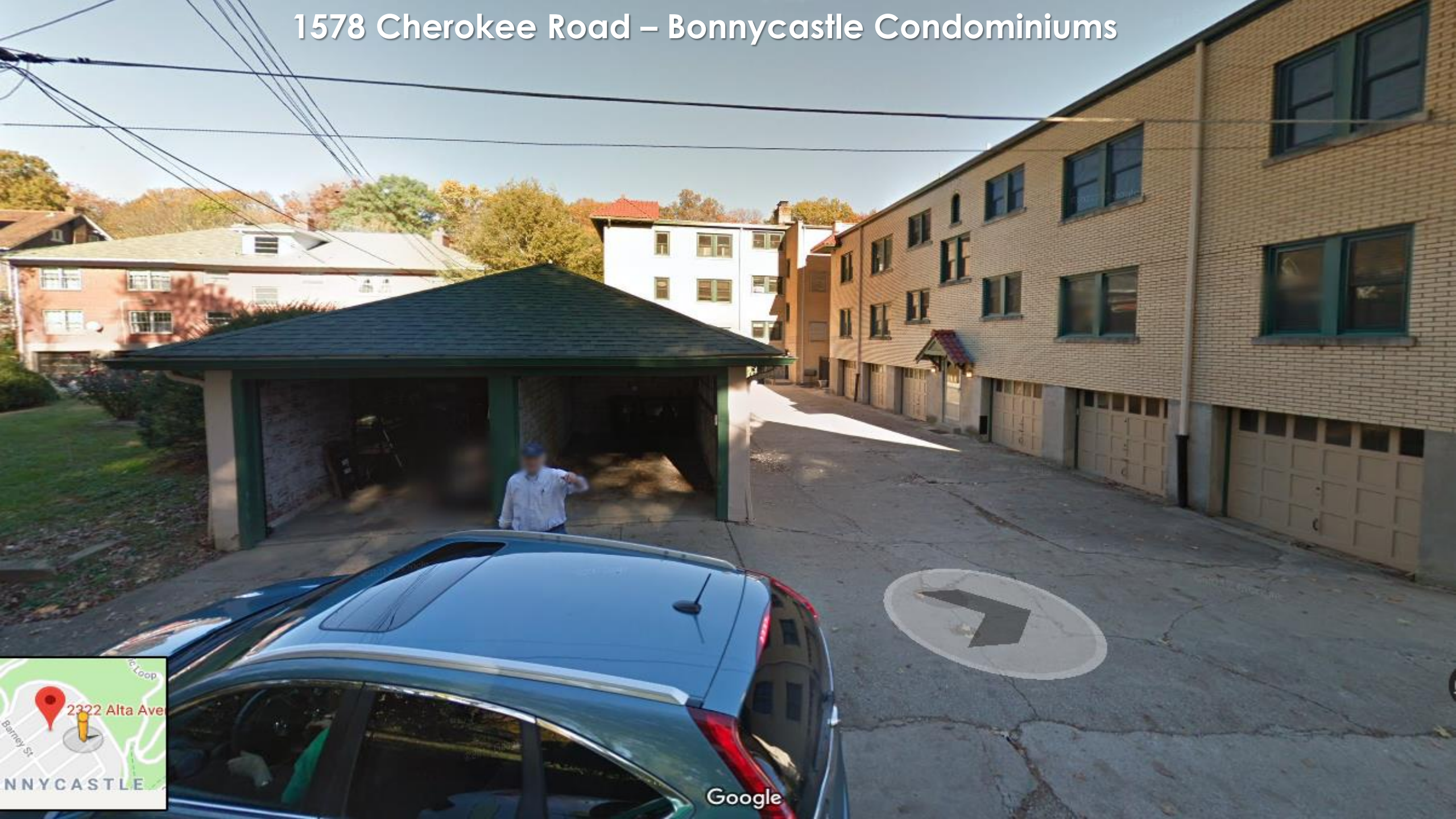
PRIVATE OPEN SPACE PROVIDED

TOTAL PROVIDED = 5,198 SF (24% OF TOTAL SITE AREA)

1st FLOOR COURTYARD	=	1,200 SF
1st FLOOR SCREENED IN SUNROOM (NORTH UNIT)	=	375 SF
1st FLOOR SCREENED IN SUNROOM (SOUTH UNIT)	=	375 SF
1st FLOOR PATIO (NORTH UNIT)	=	454 SF
1st FLOOR PATIO (SOUTH UNIT)	=	454 SF
2nd-4th FLOOR BALCONIES (NORTH UNITS)	=	390 SF x 3 = 1170 SF
2nd-4th FLOOR BALCONIES (SOUTH UNITS)	=	390 SF x 3 = 1170 SF
TOTAL	=	5,198 SF

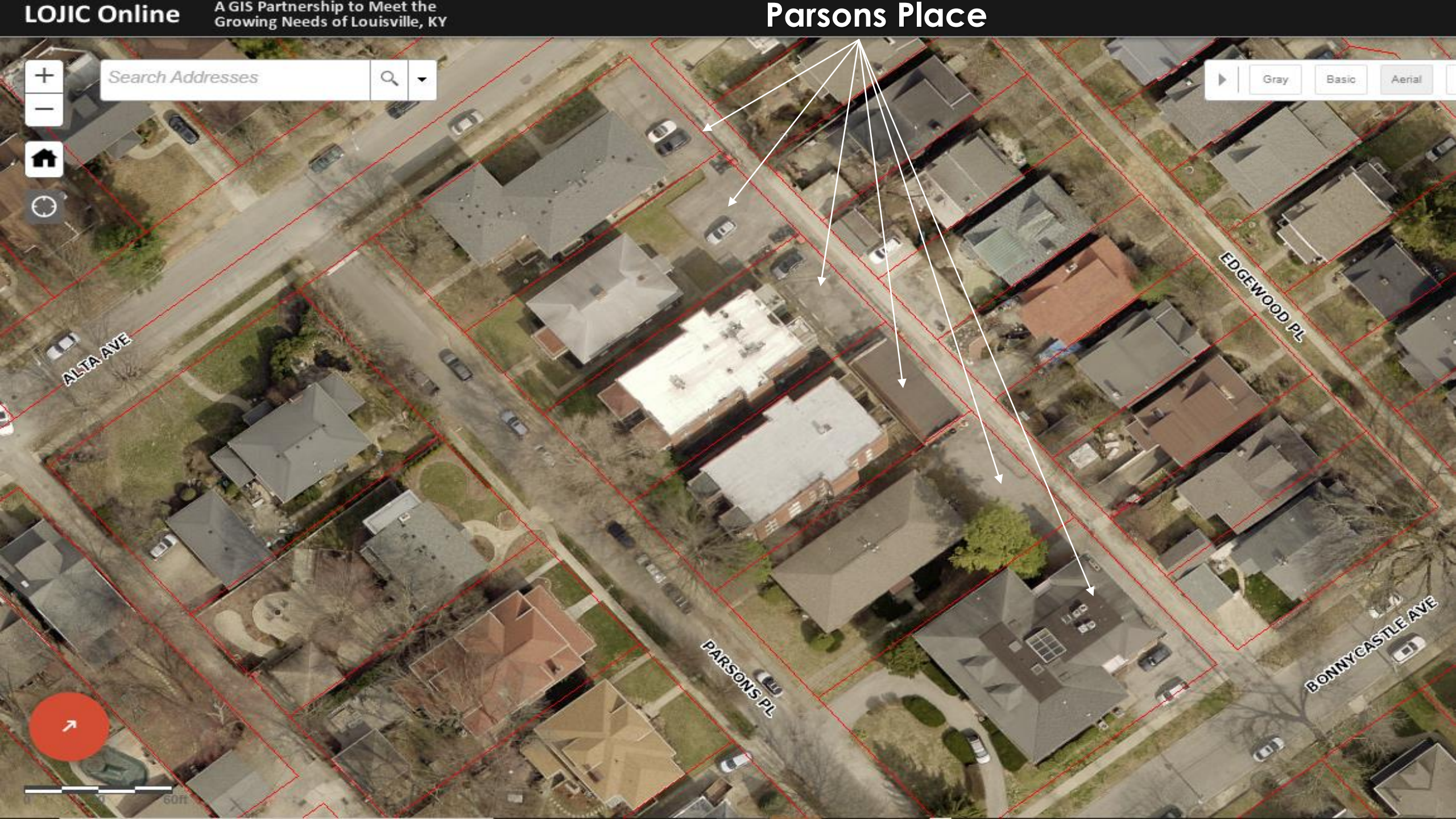

Bonnycastle Ave
Bonnycastle Ave
Cherokee Rd
Cherokee Rd
Cherokee Rd
Cherokee Rd
Alta Ave
Alta Ave
Alta Ave
Google
Map

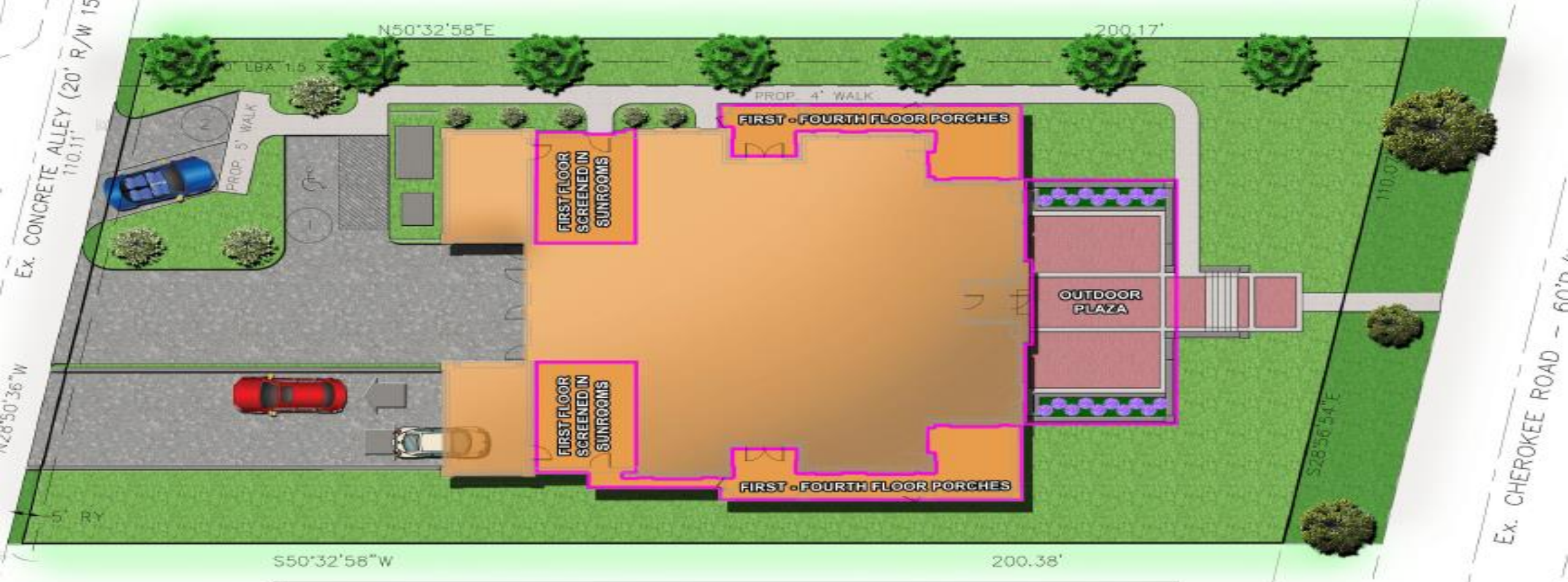
1578 Cherokee Road – Bonnycastle Condominiums




Alta Ave
Map
2312 Alta Avenue
Google


Louisville, Kentucky
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Street View - Oct 2015
Scenic Loop
CHEROKEE SENECA
BONNYCASTLE
Spring Dr
Cherokee Rd
2312 Alta Avenue
Google
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PARSONS PL
EDGEWOOD PL
BONNYCASTLE AVE



PRIVATE OPEN SPACE PROVIDED

TOTAL PROVIDED = 5,198 SF (24% OF TOTAL SITE AREA)

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TOTAL	=	5,198 SF



RELATED CASES

17ZONE1031

19ZONE1007



RELATED CASES

17ZONE1031

19ZONE1007



RELATED CASES

17ZONE1031

19ZONE1007

Cherokee Springs

1576 Cherokee Road

