Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Explain how the variance will not adversely affect the public health, safety or welfare.**

   The variance is required because the two buildings that will encroach into the 25' setback that will be created with the creation of the access easement are existing and can not be moved.

2. **Explain how the variance will not alter the essential character of the general vicinity.**

   These buildings are located in an older industrial area where many adjacent buildings are located closer together.

3. **Explain how the variance will not cause a hazard or a nuisance to the public.**

   Metro safe is requesting the named access easement to prevent any hazardous situations.

4. **Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.**

   Without the variance the property cannot be subdivided and transferred and would be land locked.

Additional consideration:

1. **Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

   The variance arises because the buildings encroaching on the setback are existing.

2. **Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.**

   Without the variance the property cannot be subdivided and transferred.

3. **Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?**

   RECEIVED
   MAY 2 4 2021
   PLANNING &
   DESIGN SERVICES

   2 1 - VARIANCE 0 0 6 7

MINDEL SCOTT

ENGINEERING ▼
PLANNING ▼ LANDSCAPE ARCHITECTURE
SURVEYING ▼

5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▼ MindelScott.com

DAVID A. MINDEL
PLS# 2843   DATE:
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED HEREON WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE 11/10/17 THAT THIS SURVEY WAS COMPLETED IN THE FIELD.

STATE OF KENTUCKY
DAVID A.
MINDEL
2843
LICENSED
PROFESSIONAL
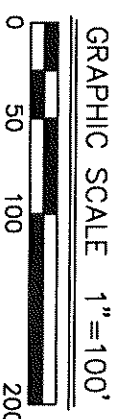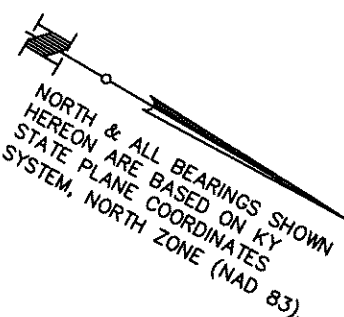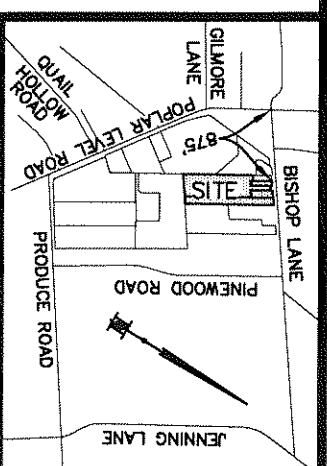LAND SURVEYOR

Sheet 1 of 2

JOB NO.: 3347-MP5

NOTES:

1. This site does not lie within a 100 year flood hazard elevation, per FEMA'S firm mapping (21111C000076-E).
2. This plat is subject to easements and restrictions whether recorded or not.
3. Access easement must conform to Ordinance 91, Series 2004 Louisville Metro Government.

LEGEND

✖ SET IRON PIN WITH CAP #2843
✖ SET MAGNAIL
⊗ FOUND 5/8" REBAR WITH CAP #4011
△ FOUND "X" CUT IN CONCRETE
▷ FOUND 1/2" IRON PIPE
☐ FOUND "X" CUT IN CONCRETE
◇ FOUND IRON PIN WITH CAP #3173
⊗ FOUND 5/8" REBAR WITH CAP #3890
● FOUND PINCH PIPE (BENT)
✖ FOUND MAGNAIL

N 30°32'39" W 747.82'
N 30°32'39" W 172.00'

HATHOR LANE
@ 40' PUBLIC UTILITY &
PRIVATE ACCESS ESMT.
"BEING GRANTED"

MATCHLINE (SEE SHEET 2)

3720, LLC.
T.B. 0615, LOT 0211
D.B. 9863, PG. 928

TRACT 6
23,067 S.F.
0.530 Acres
(16,795 S.F.)
(0.386 Acres)

3720, LLC.
T.B. 0615, LOT 0123
D.B. 9863, PG. 928

LOT "6A"
DEDICATED TO
RIGHT-OF-WAY
1,366 S.F.
0.031 AC.

R/W VARIES
EX. BISHOP LANE
EDGE OF PAVEMENT

TRACT "4C"
47,180.1 S.F.
1.083 Acres

LOT "4A"
(7,637 S.F.)
(0.175 Acres)

EX. AUTO GARAGE
(SEE DETAIL "A")   12.3'

TRACT 4
279,616.8 S.F.
6.419 Acres
(280,748 S.F.)
(6.445 Acres)

LOT "4B"
(7,760 S.F.)
(0.178 Acres)

EXISTING
GARAGE
112.5'

TRACT 5
33,178 S.F.
0.762 Acres
(27,805 S.F.)
(0.638 Acres)

LOT "5A"
DEDICATED TO
RIGHT-OF-WAY
2,387 S.F.
0.055 AC.

40' DRAINAGE ESMT.
"& 40' SAN. SEWER
GRANTED ELSEWHERE"

TRACT 3
50,434.1 S.F.
1.158 Acres
(114,406 S.F.)
(2.626 Acres)

EX. 34'X28' OFFICE
(SEE DETAIL "B")

LOT "3A"
DEDICATED TO
RIGHT-OF-WAY
2,526 S.F.
0.058 AC.

S 58°51'47" W
296.82'

S 30°24'25" E
633.02'

40'X70.3'
GARAGE

LOT "3B"
(61,446.3 S.F.)
(1.411 Acres)

40.5'X16'
GARAGE

S 30°23'37" E   520.20'

MICHAEL A. &
VICTORIA R. BISIG
T.B. 0615, LOT 0068
D.B. 6206, PG. 669

THE PURPOSE OF THIS PLAT IS TO SHIFT PROPERTY LINES & GRANT ACCESS ESMT.

MINOR SUBDIVISION PLAT

PROPERTY OF:

TRACT 3 - CSBARNES, LLC.
3730 BISHOP LANE
LOUISVILLE, KENTUCKY 40218
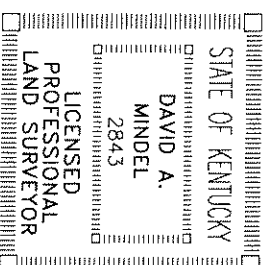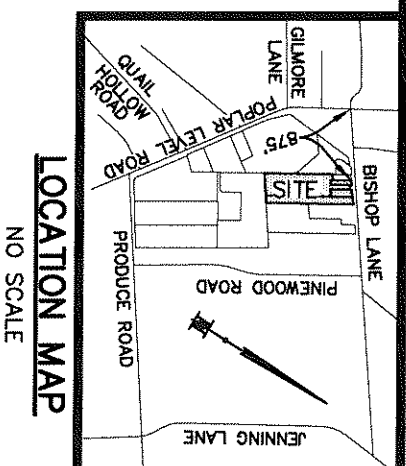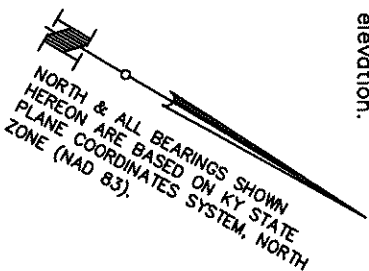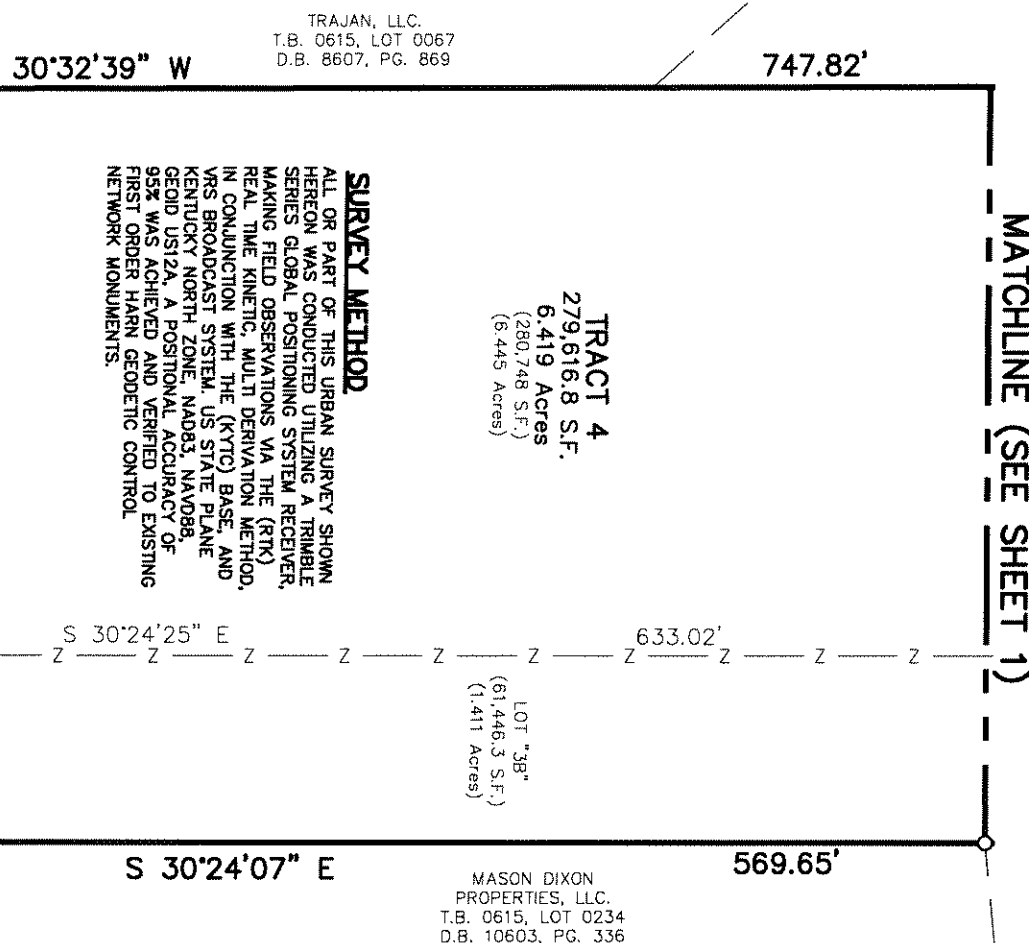TAX BLOCK 0615, LOTS 0052
DEED BOOK 9345, PAGE 953

TRACT 4 - MASON DIXON PROPERTIES, LLC.
10801 ELECTRON DRIVE, SUITE 102
LOUISVILLE, KENTUCKY 40299
TAX BLOCK 0615, LOT 0056
DEED BOOK 10613, PAGE 497

TRACT 5 - CSBARNES, LLC.
3730 BISHOP LANE
LOUISVILLE, KENTUCKY 40218
DEED BOOK 0615, LOTS 0052 & 0154
DEED BOOK 9345, PAGE 953 &
DEED BOOK 9177, PAGE 1

TRACT 6 - BARNES AUTO SERVICE, INC.
3730 BISHOP LANE
LOUISVILLE, KENTUCKY 40218
TAX BLOCK 0615, LOT 0047
DEED BOOK 6565, PAGE 215

ZONED: M2
DATE: 05/18/21

FORM DIST: SW
SCALE: 1"=100'

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2021.
INVALID IF NOT RECORDED BEFORE THIS DATE: _____
BY: _____
LOUISVILLE METRO PLANNING COMMISSION
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S): _____
DOCKET NO.: _____

SURVEY METHOD

ALL OR PART OF THIS URBAN SURVEY SHOWN HEREON WAS CONDUCTED UTILIZING A TRIMBLE SERIES GLOBAL POSITIONING SYSTEM RECEIVER, MAKING FIELD OBSERVATIONS VIA THE (RTK) REAL TIME KINETIC, MULTI DERIVATION METHOD, IN CONJUNCTION WITH THE (KYTC) BASE, AND VRS BROADCAST SYSTEM, US STATE PLANE KENTUCKY NORTH ZONE, NAD83, NAVD88, GEOID US12A, A POSITIONAL ACCURACY OF 95% WAS ACHIEVED AND VERIFIED TO EXISTING FIRST ORDER HARN GEODETIC CONTROL NETWORK MONUMENTS.

PROPERTY ADDRESSES

TRACT 3 - 3800 BISHOP LANE
TRACT 4 - 3730R BISHOP LANE
TRACT 5 - 3732 BISHOP LANE
TRACT 6 - 3730 BISHOP LANE

GRAPHIC SCALE 1"=100'
0   50   100   200

NORTH & ALL BEARINGS SHOWN HEREON ARE BASED ON KY STATE PLANE COORDINATES SYSTEM, NORTH ZONE (NAD 83).

LOCATION MAP
NO SCALE

GILMORE LANE
QUAIL HOLLOW ROAD
POPLAR LEVEL ROAD
SITE
875
BISHOP LANE
PRODUCE ROAD
PINEWOOD ROAD
JENNING LANE

L1 L2 L3 L4 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L30 L31 L32 L33

NOTES:
1. This site does not lie within a 100 year flood hazard elevation, per FEMA's firm mapping (21111C00076-E).
2. This plat is subject to easements and restrictions whether recorded or not.

LEGEND
- ⊕ SET IRON PIN WITH CAP #2843
- ⊗ FOUND 5/8" REBAR WITH CAP #2843
- ⊗ FOUND 5/8" REBAR WITH CAP #4011
- ⊗ FOUND "X" CUT IN CONCRETE
- ▷ FOUND 1/2" IRON PIPE
- ▽ FOUND IRON PIPE
- □ FOUND 1/2" IRON PIPE
- ▲ FOUND IRON PIN WITH CAP #3173
- ◆ FOUND 5/8" REBAR WITH CAP #3890
- ● FOUND PINCH PIPE (BENT)
- ⊕ SET MAGNAIL
- ✕ FOUND MAGNAIL
- ⊕ COMPUTED UNMARKED POINT

MATCHLINE (SEE SHEET 1)

SURVEY METHOD
ALL OR PART OF THIS URBAN SURVEY SHOWN HEREON WAS CONDUCTED UTILIZING A TRIMBLE SERIES GLOBAL POSITIONING SYSTEM RECEIVER, MAKING FIELD OBSERVATIONS VIA THE (RTK) REAL TIME KINETIC, MULTI DERIVATION METHOD, IN CONJUNCTION WITH THE (KYTC) BASE, AND VRS BROADCAST SYSTEM. US STATE PLANE KENTUCKY NORTH ZONE, NAD83, NAVD88, GEOID US12A, A POSITIONAL ACCURACY OF 95% WAS ACHIEVED AND VERIFIED TO EXISTING FIRST ORDER HARN GEODETIC CONTROL NETWORK MONUMENTS.

N 30°32'39" W 747.82'

TRAJAN, LLC.
T.B. 0615, LOT 0067
D.B. 8607, PG. 869

TRACT 4
279,616.8 S.F.
6.419 Acres
(280,748 S.F.)
(6.445 Acres)

EX. 5' SOUTH CENTRAL BELL TELEPHONE COMPANY ESMT.
D.B. 5160, PG. 927

EX. 80' DRAINAGE EASEMENT
D.B. 3930, PG. 294 & 305

FLYNN BROTHERS CONTRACTING INC.
T.B. 0615, LOT 0251
D.B. 11056, PG. 6449

LOT "3B"
61,446.3 S.F.
(1.411 Acres)

S 30°24'25" E 633.02'

S 30°24'07" E 569.65'

MASON DIXON PROPERTIES, LLC.
T.B. 0615, LOT 0234
D.B. 10603, PG. 336

NORTH & ALL BEARINGS SHOWN HEREON ARE BASED ON KY STATE PLANE COORDINATES SYSTEM, NORTH ZONE (NAD 83).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°44'10" E	78.54'
L2	N 30°24'25" W	222.42'
L3	N 30°24'25" W	21.94'
L4	N 53°4'29" E	61.39'
L5	S 30°24'25" E	22.78'
L6	S 54°34'16" W	61.31'
L7	N 54°34'16" E	30.16'
L8	S 54°34'16" E	30.16'
L9	N 30°24'25" W	23.66'
L10	N 53°44'10" E	98.42'
L11	S 30°24'25" E	25.10'
L12	S 54°34'16" W	98.28'
L13	N 53°44'10" E	98.34'
L14	N 30°23'37" E	26.54'
L15	S 30°24'25" E	68.08'
L16	S 54°34'16" W	30.12'
L17	S 30°24'25" E	256.25'
L18	N 62°21'08" W	30.08'
L19	S 53°44'10" E	61.40'
L20	N 30°24'25" W	30.64'
L21	S 30°24'25" E	258.90'
L22	S 53°44'10" E	98.42'
L23	S 62°21'08" W	30.08'
L24	S 30°24'25" E	159.00'
L25	S 59°35'35" W	97.70'
L26	N 30°24'25" E	93.71'
L27	S 55°04'42" W	97.94'
L28	S 54°46'28" W	98.00'
L29	S 54°46'28" W	198.05'
L30	N 30°23'37" E	55.67'
L31	N 30°24'25" W	260.34'
L32	S 30°24'25" E	252.16'
L33	S 30°24'25" E	152.04'

LOCATION MAP
NO SCALE

GILMORE LANE
QUAIL HOLLOW ROAD
POPLAR LEVEL ROAD
PINEWOOD ROAD
BISHOP LANE
PRODUCE ROAD
JENNING LANE
SITE
875

CERTIFICATE OF APPROVAL
APPROVED THIS _____ DAY OF _____, 2020.
INVALID IF NOT RECORDED BEFORE THIS DATE:
BY:
LOUISVILLE METRO PLANNING COMMISSION
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S):
DOCKET NO.:

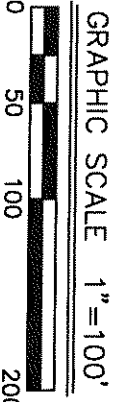**MINOR SUBDIVISION PLAT**
PROPERTY OF:
TRACT 3 – CSBARNES, LLC.
3730 BISHOP LANE
LOUISVILLE, KENTUCKY 40218
TAX BLOCK 0615, LOTS 0052
DEED BOOK 9345, PAGE 953

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TRACT 5 – CSBARNES, LLC.
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DEED BOOK 9345, PAGE 953 & 0154

TRACT 6 – BARNES AUTO SERVICE, INC.
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LOUISVILLE, KENTUCKY 40218
TAX BLOCK 0615, LOT 0047
DEED BOOK 6565, PAGE 215

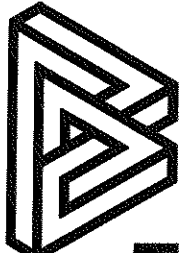**THE PURPOSE OF THIS PLAT IS TO SHIFT PROPERTY LINES.**

LAND SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED HEREON WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE 11/10/17 THAT THIS SURVEY WAS COMPLETED IN THE FIELD.

DAVID A. MINDEL   DATE:
PLS# 2843
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

STATE OF KENTUCKY
DAVID A.
MINDEL
2843
LICENSED PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE 1"=100'
0 50 100 200

MINDEL SCOTT
ENGINEERING ▼
PLANNING ▼ LANDSCAPE ARCHITECTURE
SURVEYING ▼
5151 Jefferson Blvd. Louisville, KY 40219
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ZONED: M2
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