

21-CUP-0041, 21-VARIANCE- 0114

2216 Goldsmith Lane



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
October 4, 2021**

Request(s)

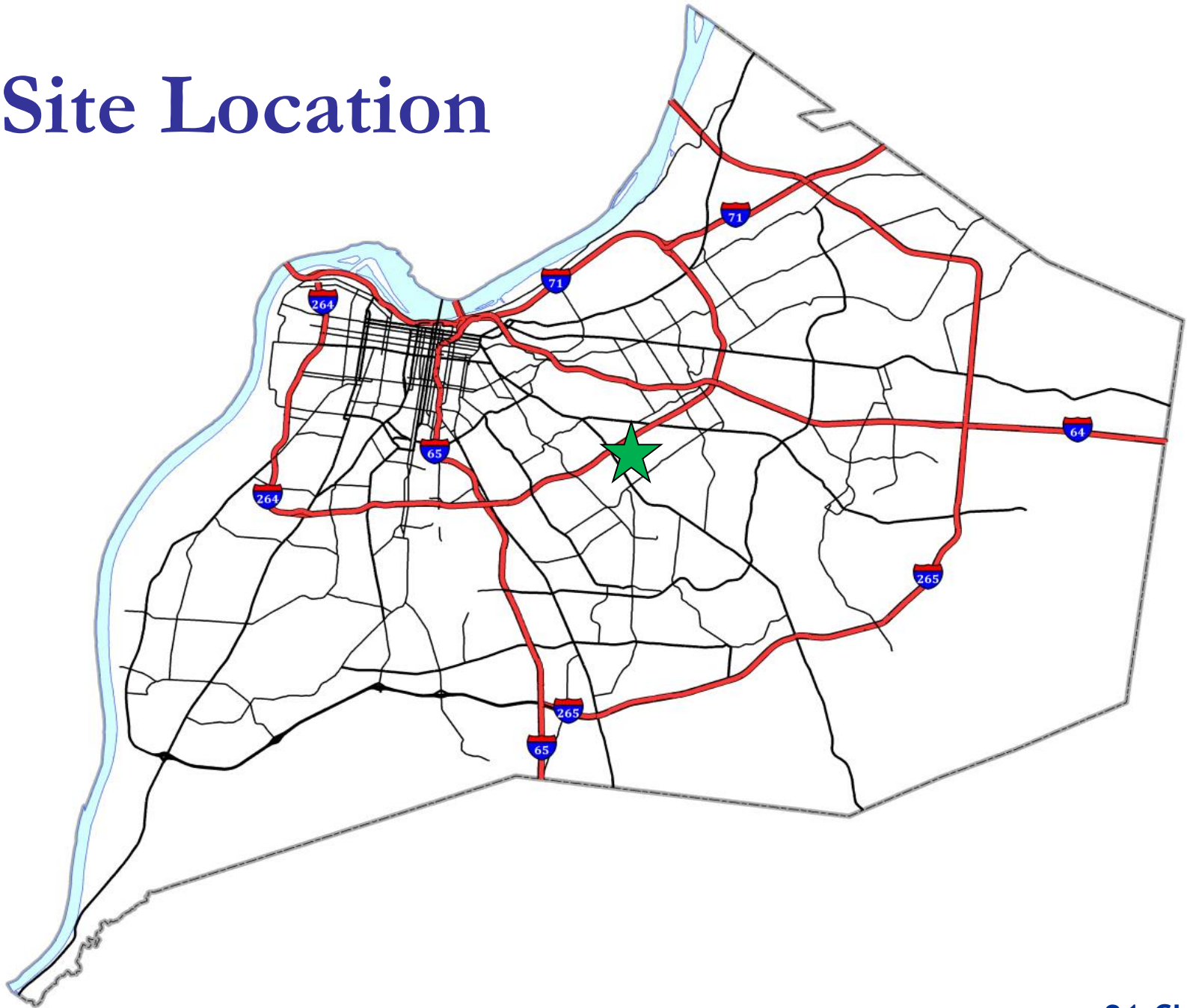
- Conditional Use Permit to allow a private institutional use
- Variance from Land Development Code (LDC) Section 5.3.2.C.2.a. to allow the placement of a proposed structure to exceed the maximum front yard setback

Location	Requirement	Request	Variance
Front Yard	275 ft.	572 ft.	297 ft.

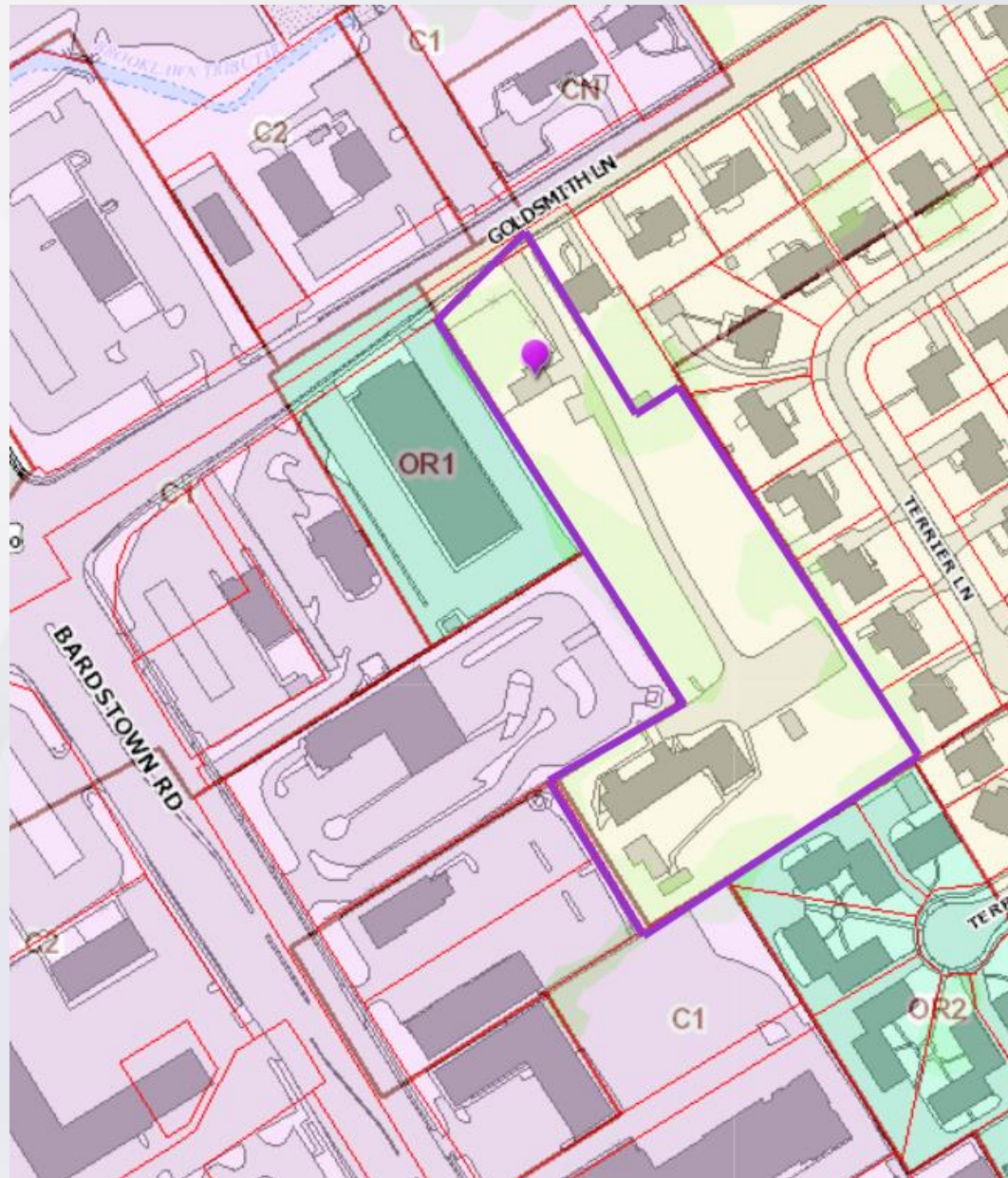
Case Summary/Background

- The applicant is proposing to replace two existing buildings that are in disrepair with one new building for the specific use to provide a new facility to preform baptismal services.
- The new facility will provide eight rooms to provide the baptismal service for 4 men and 4 women.
- Currently the existing buildings on site do not have the required facilities to perform the baptismal services.

Site Location

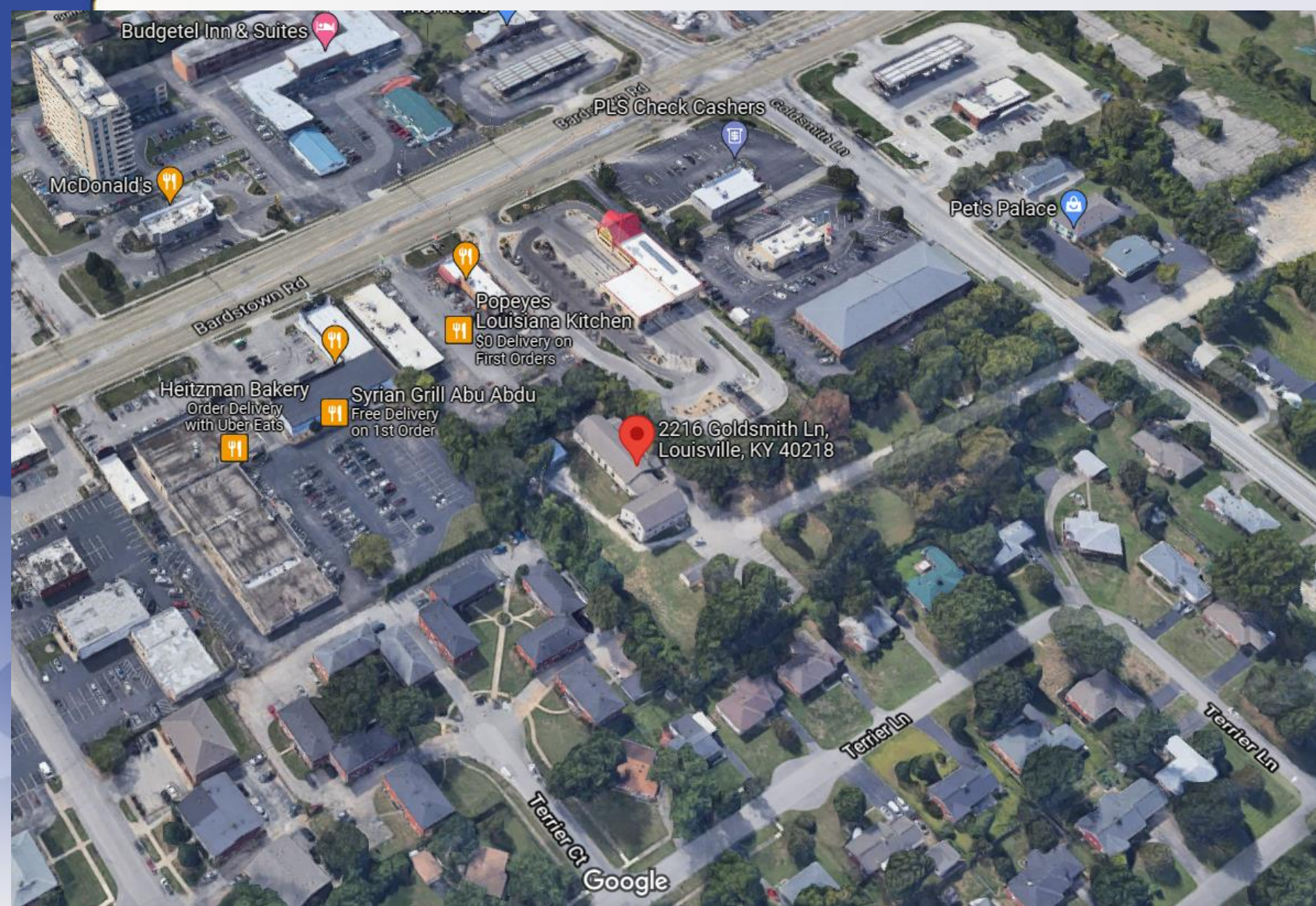


Zoning/Form Districts



Aerial Photo





Louisville

Site Plan

AGENCY NOTES:

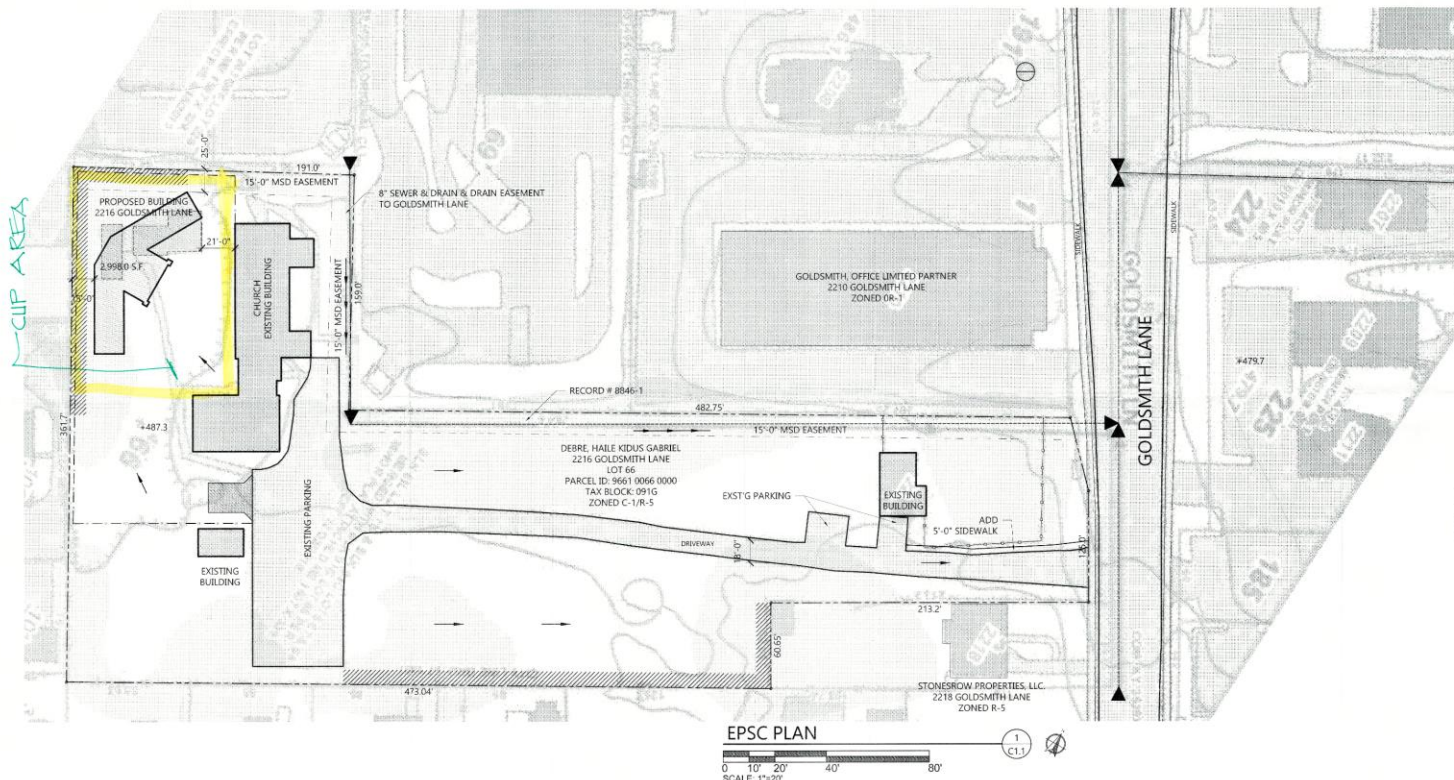
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN AND STANDARD SPECIFICATION AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY NEW PSC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE EQUALS TO GREATER THAN ONE (1) ACRE OF DISTURBANCE. PER THIS PRELIMINARY PLAN, THIS AREA OF DISTURBANCE IS 4,000.0 SQ. FT.
4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. 2ND NOTE OF THE AREA OF DISTURBANCE IS LESS THAN 1 ACRE.

AGENCY NOTES

TOTAL DISTURBANCE AREA	4,000 SF
EXISTING IMPERVIOUS AREA	28,964 SF
PROPOSED IMPERVIOUS AREA	30,764 SF
CHANGE IN IMPERVIOUS AREA	1,720 SF
GOLDSMITH LANE SEWER RECORD	8846-1
SITE AREA	3.34 ACRES

Debra Hallie Kidus Orthodox Christian Church	
Conditional Use Permit Application Site Plan Requirements	
Item	Description
1	Owner: Debra Hallie Kidus Orthodox Christian Church
2	Developer's Name: Debra Hallie Kidus Orthodox Christian Church
3	Engineer's Name: Eric C. Williams, AIA
4	Site Address: 2216 Goldsmith Lane, Louisville, KY 40202
5	Tax Map & Lot Number: 2216 Goldsmith Lane, 2216-0000
6	Zoning of the property: C-1.5
7	Zoning Adjacent Properties: C-1.5
8	Use: Church, Office, Retail
9	Existing Use: Church, Office, Retail
10	Proposed Use: Church, Office, Retail
11	Plan Date: July 20, 2021
12	Revision Date: July 20, 2021
SITE INFORMATION & LABELS	
1	Street Name & Page #
2	Farm District Boundaries
3	Not Farm District Boundaries on this Site
PROJECT PLAN	
1	Right of Way (R.O.W.)
2	Right of Way (R.O.W.)
3	Right of Way (R.O.W.)
4	Right of Way (R.O.W.)
5	Right of Way (R.O.W.)
6	Right of Way (R.O.W.)
7	Right of Way (R.O.W.)
8	Right of Way (R.O.W.)
9	Right of Way (R.O.W.)
10	Right of Way (R.O.W.)
11	Right of Way (R.O.W.)
12	Right of Way (R.O.W.)
13	Right of Way (R.O.W.)
14	Right of Way (R.O.W.)

Reply to Agency Review Comments for Case # 21-CUP-0041	
CUP # 21-CUP-0041	
Agency: PSC Reviewer: Jon Crumble	Item # 1
Variance Application is completed and submitted.	Item # 2
The plan is modified to add a 5' sidewalk from Goldsmith Ln to the front porch.	Item # 3
Agency: DPSC Reviewer: Beth Stoeck	Item # 4
DPSC Church acknowledges that 40' from the center line is a dedicated right-of-way. CHWG will carry out any further legal requirements to dedicate the right-of-way.	Item # 5
The 18' existing driveway dimension is shown on the plan.	Item # 6
The parking lot is removed from the scope of this CUP.	Item # 7
CHWG Church will carry out any sidewalk repairs along the frontage of Goldsmith Ln during construction.	Item # 8
Agency: MSD Reviewer: Tony Kelly	Item # 9
Revisiting rejected plan after follow up with MSD and plan updates.	Item # 10
WM11818 is added at the bottom right corner of the plan.	Item # 11
The downstream approval was submitted and approved.	Item # 12
Plans are updated to show the existing easements, sewer lines flow arrows and pipe sizes.	Item # 13
Note: The construction plans shall comply with the Jefferson County MSD Design Manual & Standard Specifications and other State & Federal Ordinances.	Item # 14
Note: Acknowledged New PSC Sanitary sewer service shall be subject to fees and applicable charges.	Item # 15
The existing impervious area is 28,964 sq. ft., the proposed new impervious area is 30,764 sq. ft., the net increase is 1,720 sq. ft.	Item # 16
The only site work is adding a new 2,098 SF building to replace (2) existing 1,720 SF for a net gain of 2,280 SF.	Item # 17
Conceptual storm water flow is shown on the plan.	Item # 18
The Disturbance Area is less than 1 Acre. This Project is MSA water Quality Regulations.	Item # 19
An EPSC plan shall be developed and approved by MSD.	Item # 20
Additional MSD requirements shall be compliant.	Item # 21



EPSC LEGEND:	
— SF	517 FENCE
—	MSD DWG 11-09 01 PAGE 1
—	CONSTRUCTION ENTRANCE
—	MSD DWG 11-09 01 PAGE 1
—	GARDY BAG INLET PROTECTION
—	MSD DWG 11-09 01 PAGE 1
—	LIMITS OF DISTURBANCE

SITE PLAN LEGEND:	
—	DIRECTION OF STORM DRAIN
—	APPROVED LANDSCAPE BUFFER
—	BUILDING TO BE REMOVED

PRELIMINARY APPROVAL

Condition of Approval:

MSD for T.C. 8-23-21

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. B. 8/12/21*

DATE: 8/12/21

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

JUL 30 2021

PLANNING & DESIGN SERVICES

"WM11818"

NOTE: THIS DRAWING IS A SCALABLE DOCUMENT WHICH WAS REDUCED BY 50% FOR PRINTING. ALL SCALES SHOWN ON DOCUMENTS SHALL BE REDUCED BY 50%.

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HDDS
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21-CUP-0041

Entrance



Across the Street



09/20/2021 10:47

CUP Area – Behind Church



CUP Area – Behind Church



CUP Area – Behind Church



Staff Finding

There are five listed requirements for the private institution use. The applicant will need relief of item C. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and Variance.

Required Action(s)

APPROVE or DENY

- Conditional Use Permit to allow a private institutional use
- Variance from Land Development Code (LDC) Table 5.3.2 to allow proposed parking/maneuvering to encroach into the required Lancashire Avenue street side yard.

Location	Requirement	Request	Variance
Front Yard	275 ft.	572 ft.	279 ft.

Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be “exercised” as described in KRS 100.237 within two years of the Board’s vote on this case. If the Conditional Use Permit is not exercised, the site shall not be used for a private institutional use until further review and approval by the Board.