

# **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)

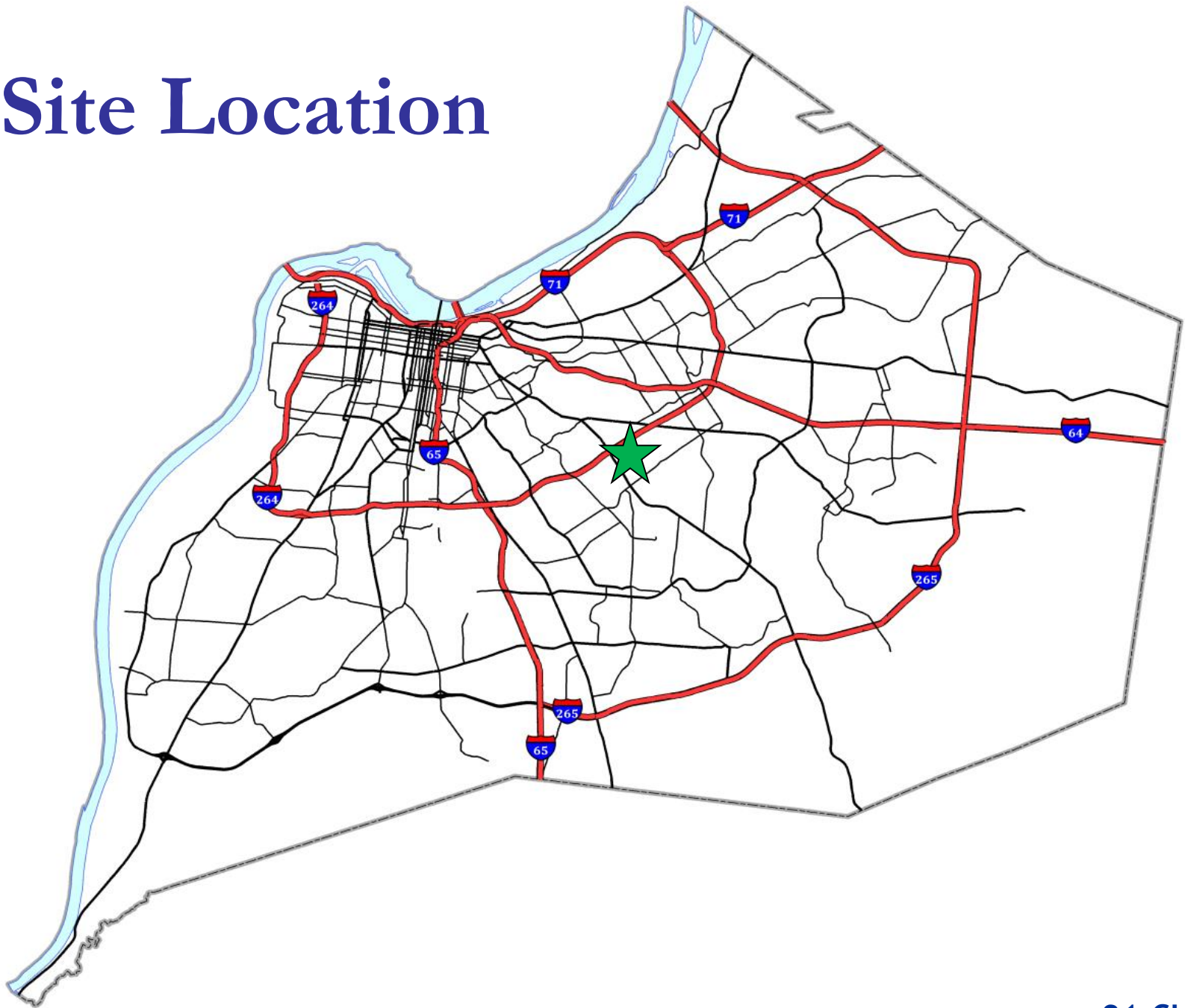
- Conditional Use Permit to allow a private institutional use
- Variance from Land Development Code (LDC) Section 5.3.2.C.2.a. to allow the placement of a proposed structure to exceed the maximum front yard setback

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

# Case Summary/Background

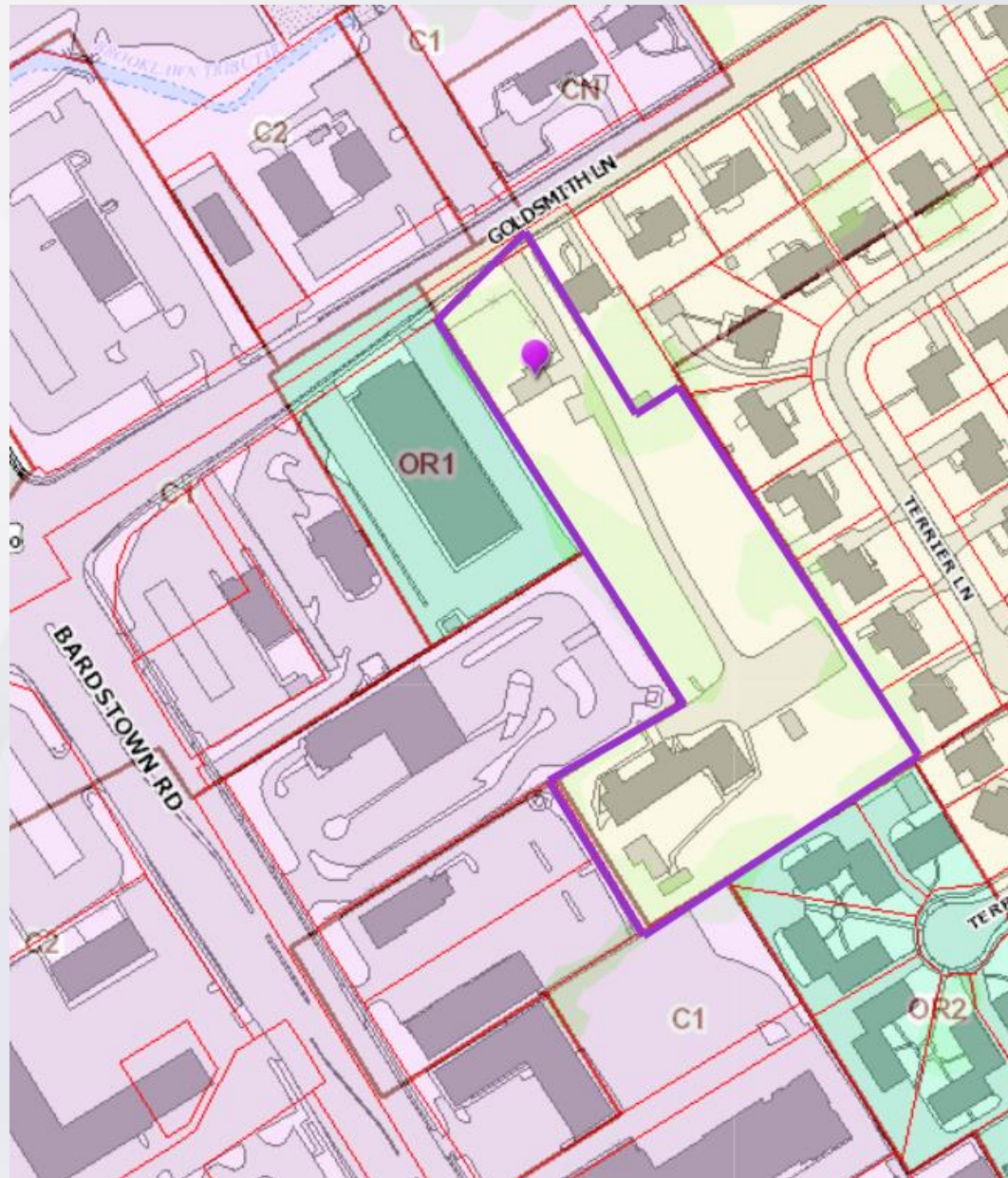
- The applicant is proposing to replace two existing buildings that are in disrepair with one new building for the specific use to provide a new facility to preform baptismal services.
- The new facility will provide eight rooms to provide the baptismal service for 4 men and 4 women.
- Currently the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

# Site Location





# Zoning/Form Districts

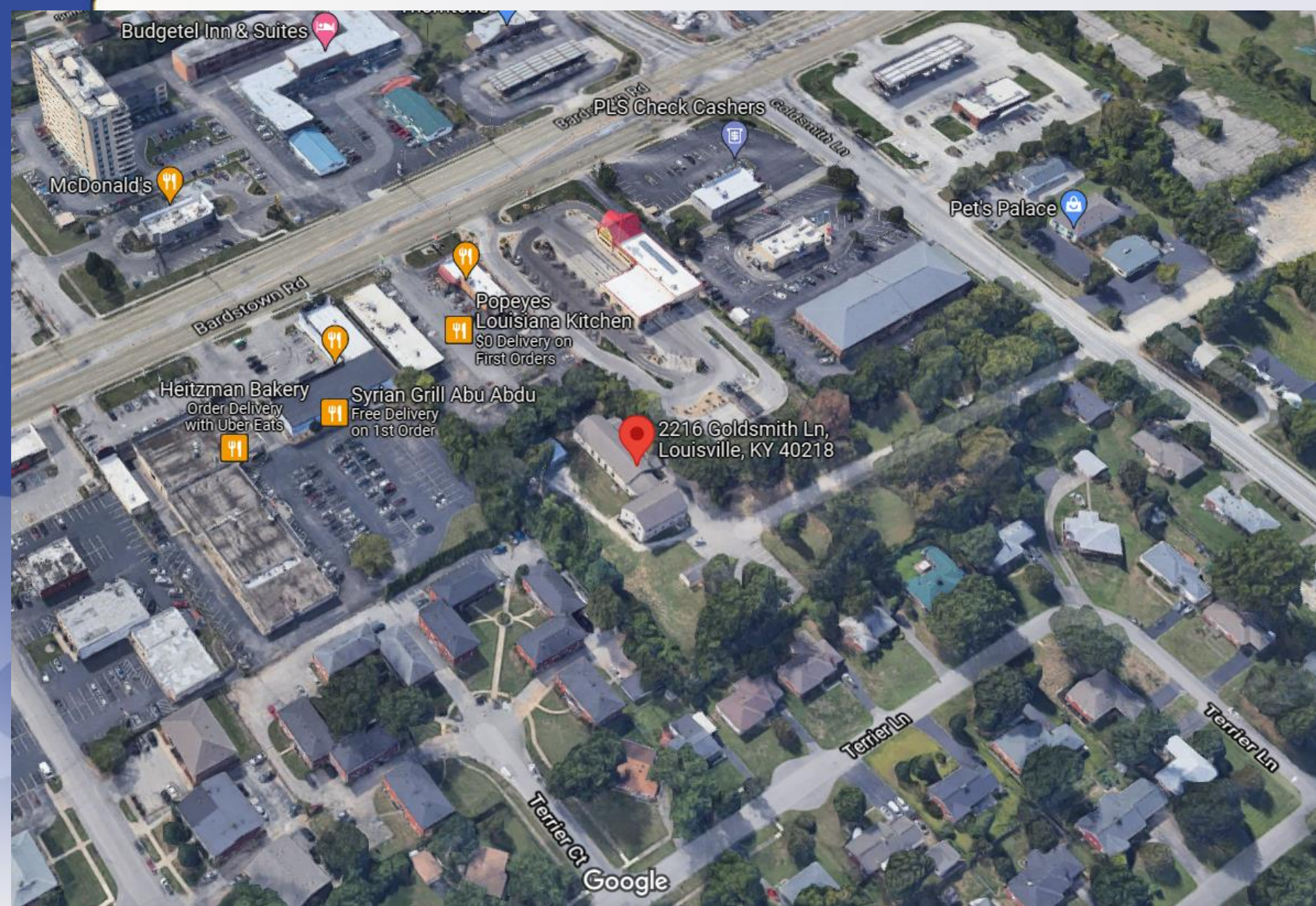




# Aerial Photo







Louisville



# Site Plan

## AGENCY NOTES:

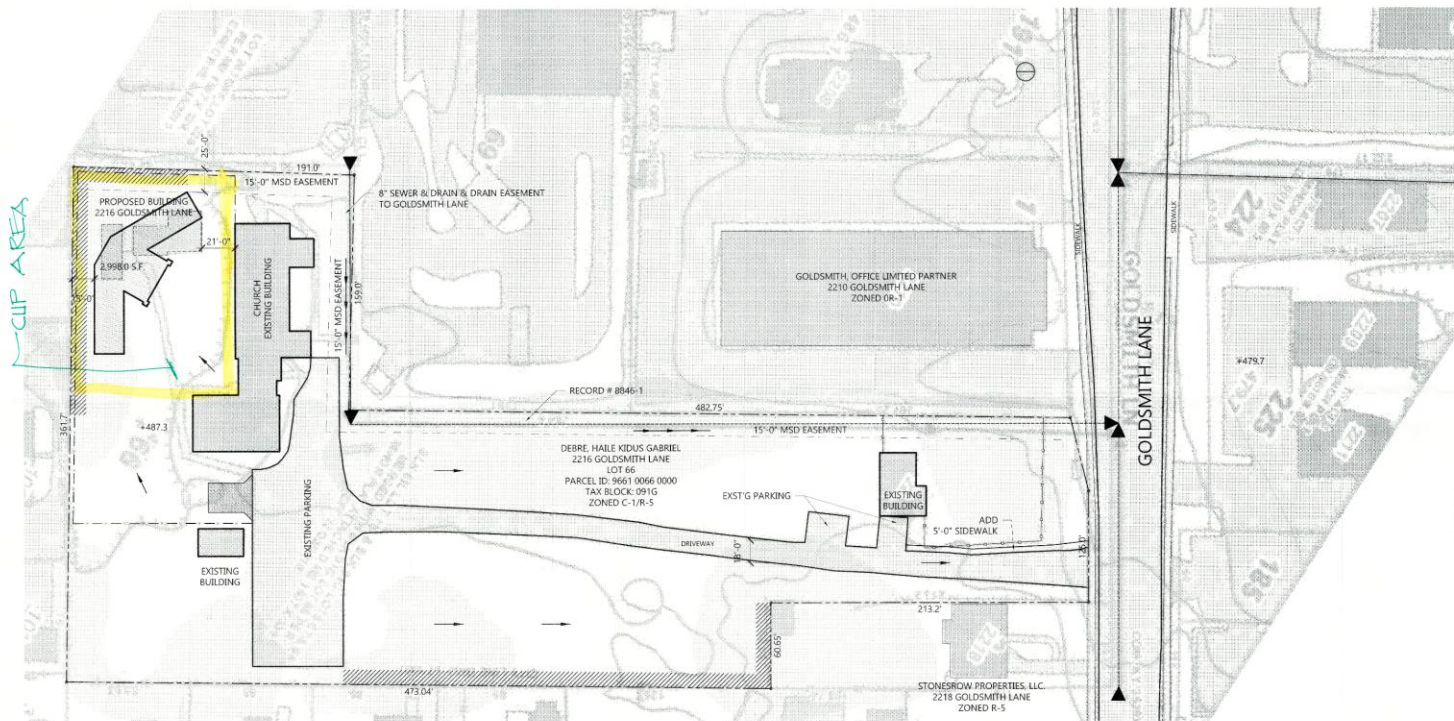
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN AND STANDARD SPECIFICATION AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT 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.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 2ND NOTE OF THE AREA OF DISTURBANCE IS LESS THAN 1 ACRE.

## AGENCY NOTES

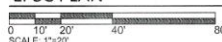
TOTAL DISTURBANCE AREA	4,000 SF
EXISTING IMPERVIOUS AREA	28,964 SF
PROPOSED IMPERVIOUS AREA	30,764 SF
CHANGE IN IMPERVIOUS AREA	1,720 SF
GOLDSMITH LANE SEWER RECORD	8846-1
SITE AREA	3.34 ACRES

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, LOT 66
6	Zoning of the property: C-1.5
7	Zoning Adjacent Properties: Church, Cemetery, etc. Also Building 5081 SF
8	Proposed Use: New 2,098 sq. ft. building to replace existing 2,098 sq. ft. building
9	Plan Date: July 20, 2021
10	Revision Date:
SITE INFORMATION & LABELS	
1	Street Name & Page #
2	Farm District Boundaries
PROJECT PLAN	
1	Right of Way (R.O.W.)
2	Adjacent Property Lines
3	Proposed Building Footprint
4	Existing Building Footprint
5	Proposed Driveway
6	Proposed Sidewalk
7	Proposed Stormwater Management
8	Proposed Sanitary Sewer
9	Proposed Stormwater Management
10	Proposed Sanitary Sewer
11	Proposed Stormwater Management
12	Proposed Sanitary Sewer
13	Proposed Stormwater Management
14	Proposed Sanitary Sewer

Reply to Agency Review Comments for Case # 21-CUP-0041	
CUP # 20-CUP-0152	
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. DMG 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
DMG 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 1,800 sq. ft.	Item # 16
The only site work is adding a new 2,098 sq. ft. building to replace (2) existing 1,720 sq. ft. for net gain of 2,280 sq. ft.	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 PLAN



## EPSC LEGEND:

— SF	517 FENCE
—	MSD DWG EF-09 01 PAGE 1
—	CONSTRUCTION ENTRANCE
—	MSD DWG ER-02 01 PAGE 1
—	GARDY BAG INLET PROTECTION
—	MSD DWG EF-03 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.E. 8-23-21  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. Stoeck*  
 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%.

2216 GOLDSMITH LANE, LOUISVILLE, KENTUCKY  
 DHK ETHIOPIAN CHURCH

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 eric.williams@ecwilliams.com  
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 LOUISVILLE, KENTUCKY 40202  
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 40202 0600

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 502.597.6418 FAX  
 1.800.487.1408  
 WWW.ECARCH.COM

HHDS  
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21-CUP-0041

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# 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.