

NOTICE OF DEVELOPMENT APPLICATION
FILED WITH OFFICE OF PLANNING
NEIGHBORHOOD MEETING NOTIFICATION

04/06/2026:

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 14 District,

A Conditional Use Permit application to allow an Accessory dwelling unit at the address below was filed with the department of Louisville Metro Office of Planning on 02/18/2026

ADDRESS: 11811 MAHOGANY DR LOUISVILLE KY 40272

CASE NO: 26-CUPPA-0036

CASE MANAGER: Kaitlin Dever, AICP

CASE MANAGER EMAIL: kaitlin.dever@louisvilleky.gov

COUNCIL DISTRICT: 14

APPLICANT: Ibrahim Ballart on behalf of Lanita Grimes (owner)

In accordance with the procedures of Louisville Metro Office of Planning, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant or its representative. We encourage you to attend this meeting and to share your thoughts. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this application will be held on:

DATE: April 22nd, 2026 @ 6:30 pm

LOCATION: 11811 MAHOGANY DR LOUISVILLE KY 40272

Ibrahim Ballart is the primary point of contact for any questions or comments. Any questions or comments received will be incorporated into the meeting record. The contact information is below:

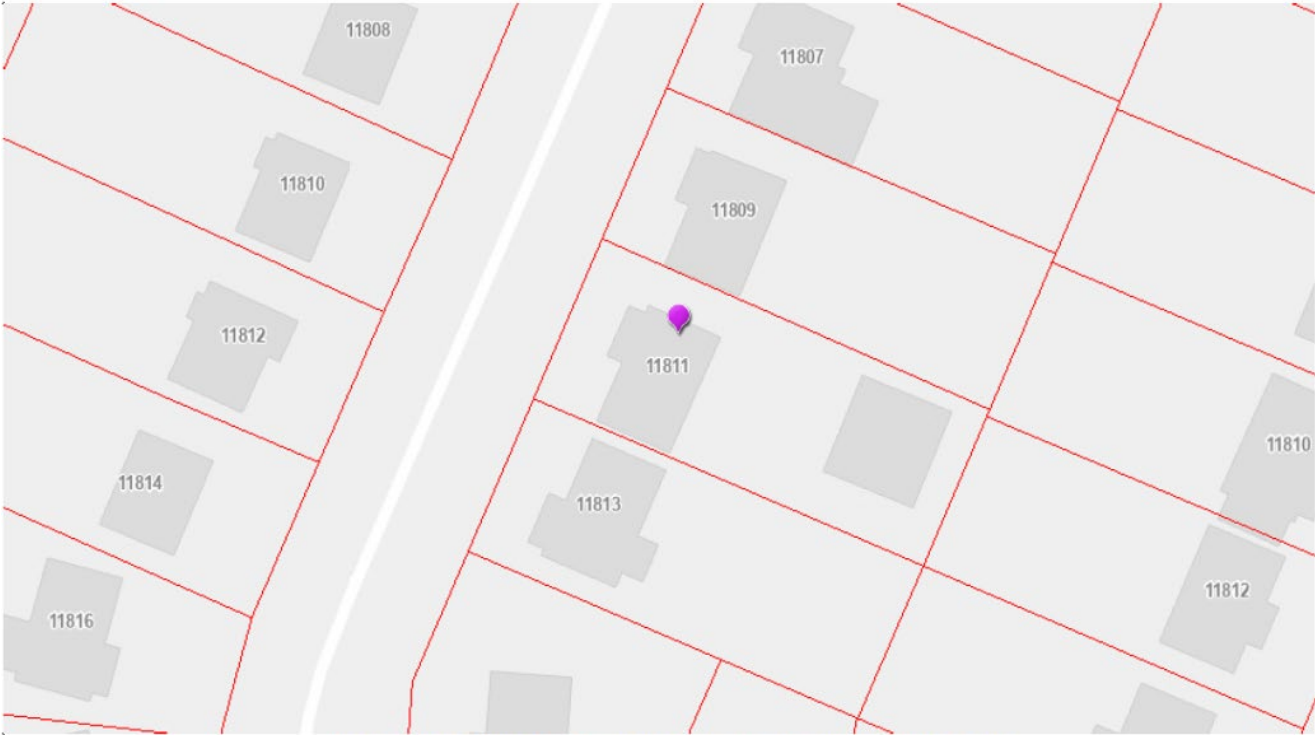
Name: Ibrahim Ballart

Email: ballartremodeling@gmail.com

If you have questions about this application, or would like to view the case file, please visit <http://louisvilleky.gov/government/planning-design> or contact Louisville Metro Office of Planning at:

Metro Development Center
444 S 5th St, 3rd Floor
Louisville, KY 40202
(502) 574-6230

Subject Site:



**11811 MAHOGANY DR LOUISVILLE
KY 40272**



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3/11/2026, 11:06:39 PM



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This map is not a legal document and should only be used for general reference and identification.

Summary of the Neighborhood meeting - 04/22/2025

11811 MAHOGANY DR, LOUISVILLE KY 40272

The meeting started at 6:30 pm as planned, the attendance was 5 people. (See the meeting attendance sheet for names and information of attendees.)

The meeting started with a presentation for the ADU (Accessory dwelling unit) project, where the owner explained to the neighbors that the project consists of building a one-bedroom apartment over the garage for owner-use only.

The owner explained the main reason for building the ADU is to provide additional space for family use only. The owner's son will start college soon, and he will need a living solution, so instead of paying extra for rent, he can stay living close to his parents.

The neighbors expressed the concern that the ADU might become a short-term rental in the future, which the owner affirmed again, that the main use will be for family-use only, for her son, and they have no intention of selling the property in the upcoming years. She also explained that, as part of the process to get the conditional permit, she had to modify the deed, so it has a restriction on it, where the property can't be sold separately.

The neighbors expressed that they have no issues if the ADU will be used exclusively to accommodate family and to be used only by the owner.

The neighbors expressed the concern about the size of the ADU, the owner replied confirming that it will follow the footprint of the existing garage and side covered patio area that is next to it. The floorplan area for the apartment upstairs will be the same or less than the downstairs area, but it is not planned to exceed or extend the footprint.

The meeting finished at 7 pm.

Owner: Lanita Grimes

Applicant: Ibrahin Ballart (Contractor).

