

Board of Zoning Adjustment Staff Report

June 1, 2026



Case No:	26-MCUP-0010
Project Name:	Rockdale Private Proprietary Club
Location:	12111 Taylorsville Rd
Owner(s):	Donald Wenzel Jr.
Representative:	Donald Wenzel Jr.
Jurisdiction:	Louisville Metro
Council District:	11 – Kevin Kramer
Case Manager:	Mark Pinto, Planner II

REQUEST(S)

- **Modified Conditional Use Permit (MCUP)** for a Private Proprietary Club in the R-4 Single-Family Residential zoning district with relief from Standard A (LDC 4.2.44).
- **Variance** from Land Development Code (LDC) Section 5.3.1.C, Table 5.3.2 to allow the proposed building to encroach into the 15 ft. non-residential to residential building setback (26-VARIANCE-0066).

Location	Requirement/Maximum	Request	Variance
Nonresidential to Residential (Side)	15 ft.	3 ft.	12 ft.

CASE SUMMARY

The site is in the R-4 Single-Family Residential zoning district and Neighborhood form district. The property is located near the intersection of Tucker Station and Taylorsville Road, approximately 6.3 acres, and developed with an existing barn structure, small log cabin, and densely populated with mature tree canopy and natural landscaping. The subject site is associated with a previously approved conditional use permit under case #25-CUP-0041 for a Private Proprietary Club. The applicant proposed to remove the exiting barn structure and construct an approximate 1800 sq ft. new structure with an 800 sq ft. covered patio for the private club which anticipated a maximum of 70 guests at any given time.

No new construction or alteration of the previously approved conditional use permit is requested with the modified conditional use permit request. The proposed building previously met the 15 ft. nonresidential to residential building setback along the side property line. Following the approval of the conditional use permit and survey of the site, the proposed building will be located approximately 3 ft. from the side property line. Since the location of the building with respect to the side property line is changing, a modified conditional use permit and subsequent variance have been requested.

STAFF FINDING

The modified conditional use permit and associated variance are adequately justified for approval based on staff analysis in the standard of review.

INTERESTED PARTY COMMENTS

All public comments staff receives shall be placed in the record and made available to the Board prior to the public hearing. At the time of this report, staff have not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR SETBACK VARIANCE

1. The requested variance will not adversely affect the public health, safety, or welfare, and will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not adversely affect the public health, safety or welfare and will not cause a hazard or nuisance to the public because the proposal will be required to comply with all applicable building and fire code regulations. The single-family residence on the neighboring property is located approximately 125 ft. from the side property line.

2. The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

STAFF: The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations. The residential lots along Taylorsville Road adjacent to the site are large lots with accessory structures, residences that have significant open space and tree canopy.

3. The requested variance arises from circumstances which do not generally apply to land in the general vicinity, or in the same zone.

STAFF: The requested variance does arise from circumstances which do not generally apply to land in the general vicinity, or the in the same zone. The adjoining property that shares the side property line where the variance is being requested is owned by the applicant and operator and is the primary residence of the applicant. The residential properties in the area are comprised of large lots with single-family homes that were constructed a measurable distance from the property lines.

4. The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provision of the regulation would create an unnecessary hardship on the applicant since the location of the building could require associated parking and construction to be altered. Redesigning the site could adversely impact existing mature tree canopy and landscaping on the site that is proposed to be preserved.

5. The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought. The applicant has requested the variance and construction has not yet begun.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR MODIFIED CONDITIONAL USE PERMIT

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with the land use and development policies of Plan 2040. Community Form Goal 1, Policy 9 calls to ensure an appropriate transition between land uses that are different in scale and intensity. The barn structure is exceeding the side yard setback requirements for the neighboring residential properties. Parking spaces are also meeting the required side yard setback. The property is densely populated with trees and natural landscaping, which is to remain. The barn structure and parking are located a substantial distance from Taylorsville Road and screened with natural vegetation on site, thereby softening the visual impact of the proposal.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

STAFF: The proposal is compatible with surrounding development and land uses. The proposed barn structure is similar in height, materials, and square footage to the residential structures in the immediate area. The property is densely populated with trees and natural landscaping, which are to remain, which is consistent with neighboring properties. The proposed barn structure and parking are naturally buffered and screened from adjacent residential uses due to existing vegetation and location of the off-street parking area and structure.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

STAFF: All necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use are available or will be provided. MSD and Transportation Planning have reviewed the proposal and given preliminary approval.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

A. All new buildings, structures and facilities shall be at least 30 feet from any property line.

B. Outdoor swimming pools shall be enclosed with a fence at least six feet high.

C. All recreation areas or play fields and parking lots shall be separated from adjacent properties by a solid fence or dense evergreen shrubbery plantings at least five feet high.

D. One sign only may be permitted showing the name and address of the club. An attached sign shall not exceed 30 square feet in area, shall be attached flat to the face of the building, and shall

not project more than 18 inches from the face of the building. A free-standing sign shall not exceed 20 square feet in area per side, shall not have more than two sides, and shall not exceed a height of six feet. Either an attached sign or a free-standing sign may be permitted, but not both. No sign shall project into any required yard. The sign may be illuminated but nonflashing.

STAFF: The applicant shall demonstrate compliance with each of the lettered standards, except where relief is necessary and granted. The previous approval of the conditional use permit also included requested relief from lettered Standard C. The Board granted relief to standard C and accepted the preservation of existing landscaping and installation of the four-board horse fence as justification for relief, as shown on the site plan. Since the variance is requested for the structure to be located roughly 3 ft. from the side property line, the Board shall consider granting relief to standard A that requires all new buildings to be at least 30 ft. from the property line.

REQUIRED ACTIONS

- **APPROVE OR DENY** the **Modified Conditional Use Permit** for a Private Institutional Use in the R-4 Single-Family Residential zoning district with relief from standard A (LDC 4.2.44).
- **APPROVE** or **DENY** the **Variance** from LDC Section 5.3.1.C, Table 5.3.2 to allow the proposed building to encroach into the 15 ft. non-residential to residential building setback (26-VARIANCE-0066).

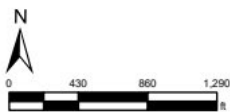
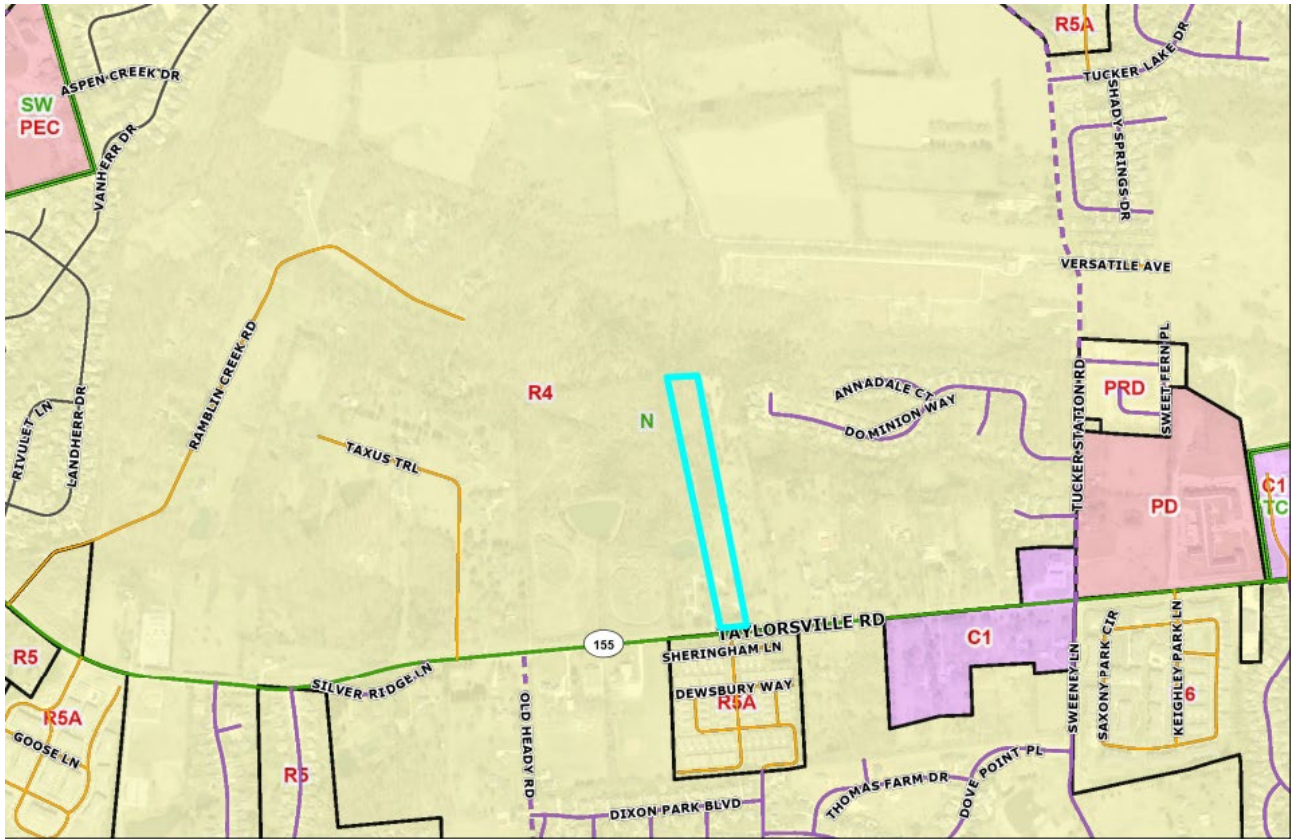
NOTIFICATION

Date	Purpose of Notice	Recipients
6/12/2026	Hearing before BOZA	1st and 2nd tier adjoining property owners and residents and registered Neighborhood Groups in Council District 11.
6/12/2026	Hearing before BOZA	Notice posted on property.

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Existing Conditions of Approval
4. Proposed Conditions of Approval

1. **Zoning Map**



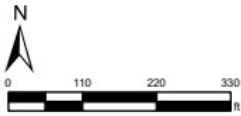
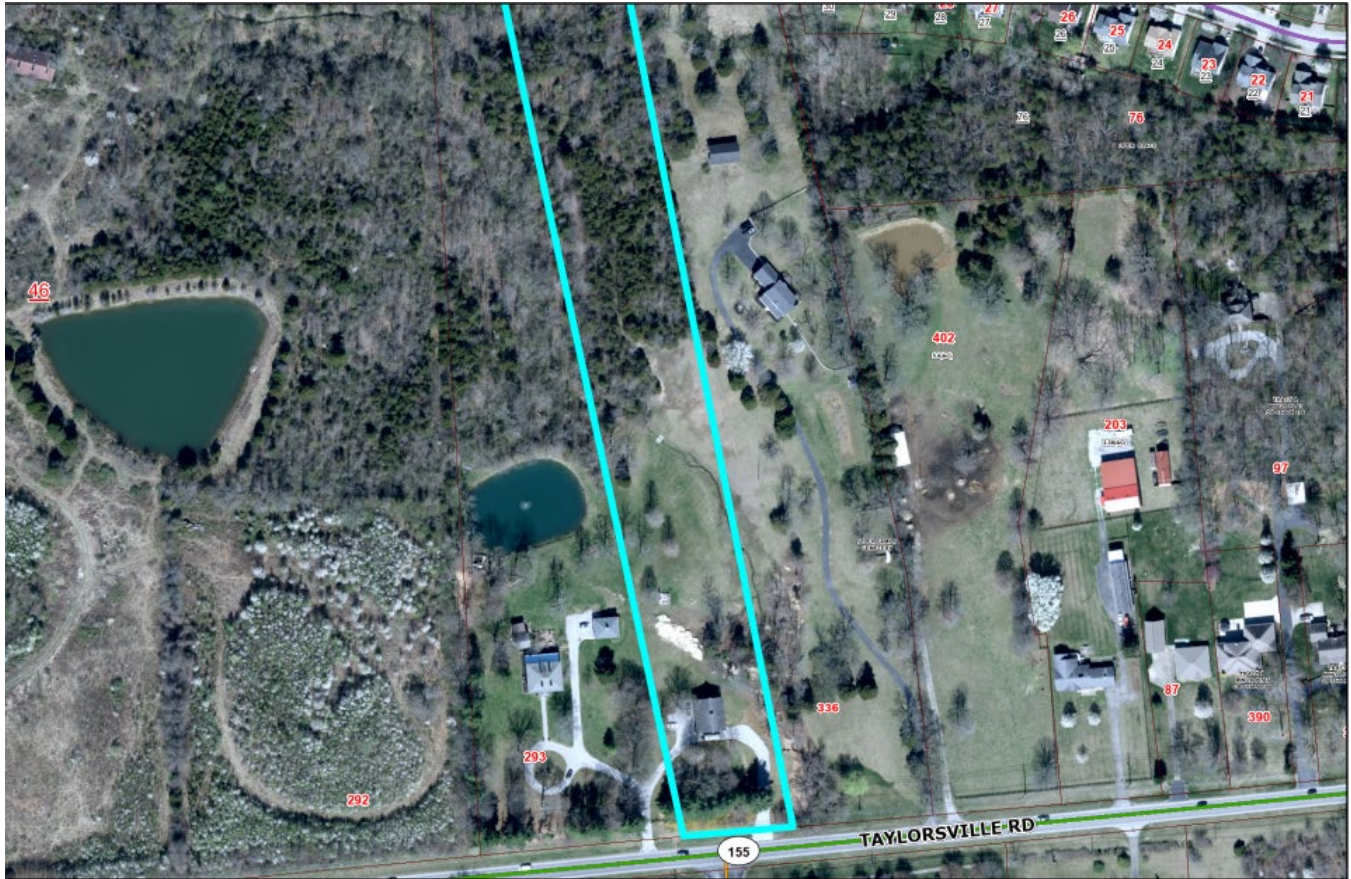
Wednesday, June 17, 2026 | 12:41 PM



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

2. Aerial Map



Wednesday, June 17, 2026 | 12:43 PM



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3. Existing 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 so exercised, the site shall not be used for a private proprietary club until further review and approval by the Board.
3. A 4-board horizontal fence of at least 48 inches in height shall be maintained along the eastern property line beginning roughly 10 ft. into the property beyond the culvert, extending back to the parking lot area of a distance at least 150 ft, separating the parking area and adjacent residential property as shown on the development plan.
4. The property owner shall maintain the existing trees along the eastern property line within the conditional use permit boundary area. In the event a tree is damaged or removed out of necessity, the applicant shall replace the tree with a similar tree in approximately the same location.
5. The maximum occupancy shall not exceed 80 individuals at any given time. The applicant may request a change to the maximum occupancy through a modified conditional use permit application.
6. There shall be no outdoor amplified music or voice after 10 PM on Sunday evenings through Thursday evenings and 11 PM on Friday and Saturday evenings. All event contracts or agreements shall include this prohibition.
7. All event contracts or agreements shall include a provision prohibiting vehicular parking on any streets within the Carrington Greene development or any other neighboring property.
8. All exterior lighting, whether freestanding or attached to any structure, including driveway lights and lighting for any signage, shall be shielded from adjacent properties, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following are exceptions to this requirement:
 - i) A partly shielded or unshielded decorative wall sconce(s) shall be allowed at the front entry if the total output in lumens does not exceed 2000 lumens,
 - ii) Open flame gas lamps,
 - iii) Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output.

4. Proposed 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 so exercised, the site shall not be used for a private proprietary club until further review and approval by the Board.
3. A 4-board horizontal fence of at least 48 inches in height shall be maintained along the eastern property line beginning roughly 10 ft. into the property beyond the culvert, extending back to the parking lot area of a distance at least 150 ft, separating the parking area and adjacent residential property as shown on the development plan.
4. The property owner shall maintain the existing trees along the eastern property line within the conditional use permit boundary area. In the event a tree is damaged or removed out of necessity, the applicant shall replace the tree with a similar tree in approximately the same location.
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