



# Variance Application

Louisville Office of Planning

Case No: 24-VARIANCE-0050

Intake Staff: DW

Date: 4-15-24

Fee: \_\_\_\_\_

**STAFF USE ONLY ABOVE THIS LINE**

Applications are due on Mondays at 2:00 p.m. to be processed that week. Once complete, please bring the application and supporting documentation to: Office of Planning, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/government/Planning-Design>.

Much of the property information below can be found on the Land Development Report via the LOJIC Online Map tool : <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the to view the Land Development Report.

## PROJECT INFORMATION

This is a variance from Section 5.2.2.C.2 - Table 5.2.2 of the Land Development Code, *The Land Development Code can be found at: <https://louisvilleky.gov/government/planning-design/land-development-code>* to allow the principle structures to encroach into the required side yards - requirement 5 ft. per Table 5.2.2. request 0 ft. minimum , variance 5 ft. maximum

Primary Project Address / Parcel ID: 920 Dandridge Avenue / 025E01920000

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Additional Address(es) / Parcel ID(s): \_\_\_\_\_

APR 15 2024

PLANNING & DESIGN SERVICES

Proposed Use: Single Family Residential

Current Use: Vacant/Office

Current Zoning District: C1

Current Form District: TWFD

Deed Book(s) / Page Numbers: 12234 X 009

*Deeds are available online at: <https://search.jeffersondeeds.com>*

Acres of subject property: 0.25

Number of Adjoining Properties: 10

Use the LOJIC Online Map tool: <https://www.lojic.org/lojic-online> . Search the subject site's address and count the number of adjoining properties.  
Adjoining properties - properties that are next to and across the street from the subject site.

Has the property been the subject of a previous development proposal?  Yes  No

*Note: This information can be found on the Land Development Report (Related Cases)*

If yes, please list the Docket / Case Number(s): 21-DDP-0041 ; 13ZONE1009 ; 20MPLAT0132

24-VARIANCE-0050

## Contact Information

Print and use a second copy of this page if additional contacts are needed.

### Owner:

Name: Stephen Duncan

Company: \_\_\_\_\_

Address: PO Box 7143

City: Louisville State: KY Zip: 40257

Primary Phone: 502-297-8222

Alternate Phone: \_\_\_\_\_

Email: stephen@kyrest.com

### Applicant / Contact:

Name: Karl Lentz

Company: LJB Inc.

Address: 12800 Townepark Way Suite 201

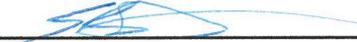
City: Louisville State: KY Zip: 40243

Primary Phone: 502-379-3886

Alternate Phone: \_\_\_\_\_

Email: klentz@ljbinc.com

### Owner Signature (required):

\_\_\_\_\_ 

### Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
*representative/authorized agent/other*

certify \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



24-VIAR IANCE 0050

## JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

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

The variance will not adversely affect the public health, safety or welfare because the variance request pertains to building setbacks and similar conditions exist in the established development pattern of the neighborhood.

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

We are not altering the essential character of the general vicinity since we are proposing to construct three (3) single family residential units which adhere to the established development pattern of the neighborhood.

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

The variance will not cause a hazard or a nuisance to the public as the development must adhere to Louisville Metro & State of Kentucky building codes and standards.

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

The variance request is necessary to construct the proposed 'Townhome Style' single family residential units and would not be unreasonable circumvention of the requirements of the zoning regulations as similar conditions exist in the established development pattern of the neighborhood.

### 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 from special circumstances because the 'Townhome Style' single family residential units require zero lot lines to be constructed.

### 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 relief from the side yard setback requirements the applicant could not construct the proposed 'Townhome Style' single family residential units that are similar to other properties in the area.

### Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No, the variance request is part of a RDDDP submittal to Louisville Metro Planning & Design for approval to construct three (3) 'Townhome Style' single family residential units.

## CHECKLIST

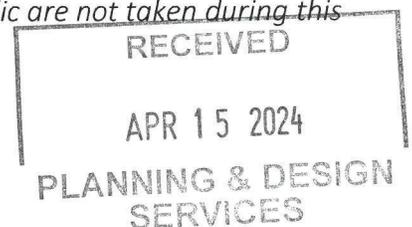
Please submit the completed application along with the following documents

➔ Applications **will not** be accepted without the following items:

- Deed:** Provide a copy of the current recorded deed (must show “End of Document” stamp on last page). Deeds are available online at: <https://search.jeffersondeeds.com>
- Elevations:** Provide an elevation drawing for new construction (including home additions, garage additions, and fences)
- Site Plan:** Provide a site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are not acceptable. **Note:** ask customer service for a SITE PLAN GUIDE for reference.
  - ✓ Plan drawn to a reasonable scale [engineer’s scale (1” = 20’) or architect’s scale (1/8” = 1’)]
  - ✓ Vicinity map that shows the distance from the property to the nearest intersecting street
  - ✓ North arrow
  - ✓ Street name(s) abutting the site
  - ✓ Property address, parcel ID, and dimensions
  - ✓ Building limit lines
  - ✓ Electric, telephone, drainage easements with dimensions
  - ✓ Existing and proposed structures with dimensions and distance from property lines
  - ✓ Highlight (in yellow) the location of the variances
- Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the “current resident” at the property address. You must create mailing labels of 1<sup>st</sup> tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for the “HOW-TO: USER GUIDE” for instructions). Applicant is responsible for mailing.
- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.
- Fee: Application Fee:** **\$150** - Single-Family, Two Family, and Multi-Family with 9 units or fewer  
**\$350** - Churches, parish halls, temples, schools, and institutions of learning (except colleges, universities, trade, business, or industrial schools), not-for-profit uses, and clubs, private non-profit  
**\$850** - for All Other Uses (including multiple single-family lots within a subdivision)  
**Clerk’s Fee: + \$60** - Note: If two or more applications are submitted simultaneously for the same site, only one clerk’s fee is required. *\*Note: Please make checks payable to “Louisville Metro Government”*
- Refusal Letter (if applicable):** Required if a STOP WORK ORDER or CITATION has been received - provide a copy of the refusal letter from citing official.
- Utility Approval (if applicable):** Required if the proposed structure encroaches into an easement (MSD, LG&E, or Bell South) - submit written documentation from the utility company indicating approval for the encroachment

**REQUIREMENTS FOR NON-PUBLIC HEARING APPLICATIONS ONLY** – (Eligible cases are heard in the Business Session of Board of Zoning Adjustments (BOZA) meetings. All APOs must sign the attached non-hearing affidavit indicating consent for the variance, as comments from the public are not taken during this process)

- Non-Hearing Affidavit form** (see pages 8-9)
- Photographs:** Take photos of the subject area from all angles



24-VARIANCE 0050

**NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): PART 1**

**Qualifications for a Non-Public Hearing include:**

1. The Board of Zoning Adjustment may approve the following variances without a public hearing:
  - a. Side yard and rear yard variances to permit a detached garage which is accessory to a single-family residential use or any addition to a principal single-family structure;
  - b. Variances to permit a garage or building addition to cover more than 30% of the rear yard on property used for detached single-family residential use; (note, this provision applies to principle structures in the Neighborhood Form District (NFD) only. Accessory structures in the NFD can encroach up to 50% and cumulative encroachment of accessory and principal structures shall not exceed 50%. TNFD does not permit any encroachment into a rear yard.)
  - c. Variances to permit any building to be closer than the required minimum distance to another building on the same lot;
  - d. Variances to allow a reduction in the private yard area in the Traditional Neighborhood Form District;
  - e. Variances to allow the accessory structure/use area to exceed the maximum depth in the Traditional Neighborhood Form District.
  - f. A departure from a dimensional requirement of the Land Development Code of 10% or less.
2. All adjoining property owners must sign this affidavit. This includes all owners listed on the deed.
3. For each adjoining property that is held by a company, corporation, trust, etc. there must be a Certification Statement included with the affidavit.
4. All supporting documentation listed in the checklist must be included with the application.

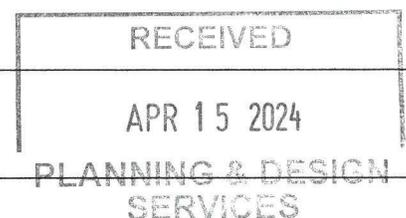
Date: \_\_\_\_\_

I (We), \_\_\_\_\_, owner(s) of the subject property under Case Number \_\_\_\_\_ states as follows: It is hereby requested that the application for variance under Case Number \_\_\_\_\_ be considered by the Board in open executive session without holding a public hearing on the proposal.

The signatures of all adjoining property owners required by the Board of Zoning Adjustment's bylaws have been submitted to the Board so that the variance may be acted upon without a public hearing.

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_



**NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): PART 2**

Date: \_\_\_\_\_

We have seen a drawing of the proposed (e.g. garage, addition) \_\_\_\_\_ to be constructed at (address) \_\_\_\_\_

As owners of the property adjacent to the above address, we give our consent and do not object to the planned construction or to the variance that will be required.

*Note: If the property is in joint ownership, all owners must sign, or an authorized person must sign (authorized persons must also complete the certification statement). If there is a POA, the property owner is deceased or there are extenuating circumstances, please indicate on the signature line. For additional signatures, use additional copies of the affidavit form.*

1. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

2. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

3. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

4. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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**Certification Statement**

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_  
*representative/authorized agent/other*

certify that \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2021321433**

**BATCH # 355777**

JEFFERSON CO, KY FEE \$53.00

PRESENTED ON: 12-27-2021 1 09:16:30 AM

LODGED BY: epn

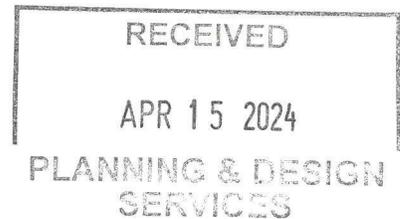
RECORDED: 12-27-2021 09:16:30 AM

BOBBIE HOLSCLAW  
CLERK

BY: SHERRI SCHULTZ  
RECORDING CLERK

**BK: D 12234**

**PG: 9-15**



527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

24-VARIANCE-COSO

**DEED TO REVISE PROPERTY BOUNDARY LINES**

THIS DEED TO REVISE PROPERTY BOUNDARY LINES, executed this 23<sup>RD</sup> day of December, 2021, by **Stephen B. Duncan, unmarried**, Party of the First and Second Part, whose address for mailing tax bills is 2700 Holloway Road, Suite 105, Louisville, KY 40299-6128.

**WITNESSETH:**

That the Party of the First Part owns a tract of property situated at 920 Dandridge Avenue (Tax ID#: 09-025E-0192-0000, which includes 900, 902 and 904 Charles Street), and for the sole purpose of revising the boundary lines of said property to create three tracts from one, said Party of the First Part hereby quitclaims and conveys to himself as Party of the Second Part said three tracts, in fee simple, pursuant to a certain Minor Subdivision Plat attached hereto, described herein.

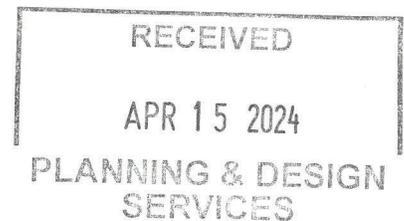
The combined Fair market value of the three tracts is \$167,030.00. This Deed is not subject to tax under KRS 142.050.

The original tract of property is described as follows:

Being Tract 1 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on December 2, 2020 as Docket No. 20-MPLAT-0132, attached to and made a part of instrument of record in Deed Book 11904, Page 505,k in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property conveyed to Stephen B. Duncan, unmarried, by deed dated February 24, 2021, of record in Deed Book 11941, Page 23, in the Office of the Clerk aforesaid.

The three newly created tracts of property pursuant to the attached Minor Subdivision Plat, and incorporated herein by reference, are described as follows:



24-VARIANCE-0050

**Tract 1:**

Being Tract 1 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**Tract 1A:**

Being Tract 1A as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**Tract 1B:**

Being Tract 1B as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**CERTIFICATE OF FAIR MARKET VALUE**

The undersigned, being duly sworn, hereby certifies that the Fair Market Value reflected in this Deed is the full combined value of the three tracts described above, per the tax value assessed by the Property Valuation Administration.

  
\_\_\_\_\_  
Stephen B. Duncan

STATE OF KENTUCKY    )  
COUNTY OF JEFFERSON )

The foregoing Deed was sworn, subscribed and acknowledged before me by Stephen B. Duncan, unmarried, as Party of the First and Second Part, this 23<sup>rd</sup> day of December, 2021.

  
\_\_\_\_\_  
Jason Todd Hardin  
Notary Public State at Large KY  
Notary ID#: KYNP32530  
My Commission Expires: 8/19/2025

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24-VARIANCE-0050

**NO TITLE EXAM REQUESTED OR PERFORMED**

THIS INSTRUMENT PREPARED BY:



JASON TODD HARDIN, ESQ.  
HARDIN LAW PLLC  
P. O. Box 9537  
Louisville, Kentucky 40209  
(502) 445-2673

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24-VARIANCE-0050

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY, WHETHER SHOWN HEREON OR NOT.

O DENOTES: 1/2" STEEL PIN WITH PLASTIC CAP STAMPED "LJB INC" (SET) UNLESS OTHERWISE NOTED.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL 21111C0042E DATED DEC. 5, 2006.

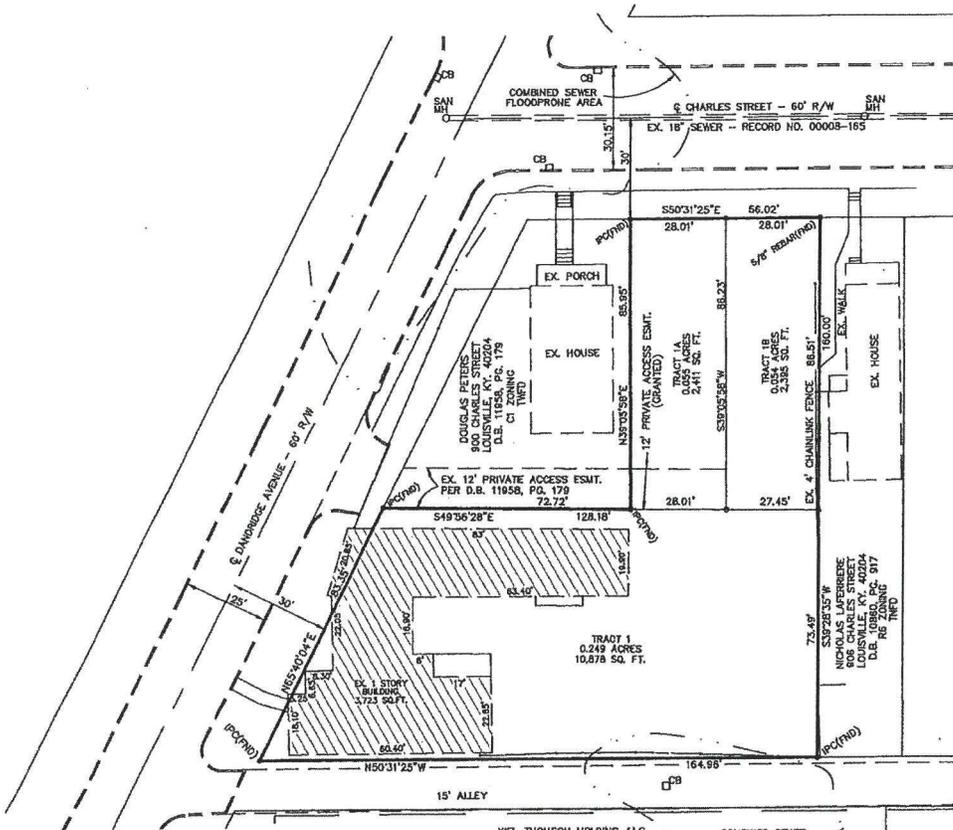
THE REFERENCE MERIDIAN FOR THESE TRACTS IS THE BEARING OF NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST ON THE EAST BOUNDARY LINE OF TRACT 1 PER D.B. 7069, PG. 715. THIS SURVEY IS AN URBAN CLASS SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18:150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1 PART IN 22,565 AND WAS NOT ADJUSTED FOR CLOSURE.

THIS SITE IS SUBJECT TO THE BINDING ELEMENTS/CONDITIONS OF APPROVAL OF DOCKET/CASE 21-DDP-0041 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

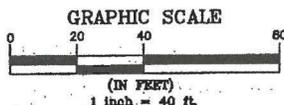
ACCESS EASEMENT MUST CONFORM TO ORDINANCE 91, SERIES 2004 LOUISVILLE METRO GOVERNMENT.



VICINITY MAP NOT TO SCALE



STATE OF KENTUCKY  
**ERIC W. HAVER**  
 4053  
 LICENSED PROFESSIONAL LAND SURVEYOR



**MINOR SUBDIVISION PLAT**  
 920 DANDRIDGE AVENUE MINOR PLAT  
 THE PURPOSE OF THIS PLAT IS TO CREATE THREE TRACTS FROM ONE.  
 C1 ZONING / TWFD  
 PROPERTY ADDRESS: 920 DANDRIDGE AVENUE  
 902 CHARLES STREET  
 904 CHARLES STREET

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that this plat and survey were made under my supervision and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

*Eric W. Haver*  
 (Signature) PLS # 4053 Date 7/1/2021

**CERTIFICATE OF APPROVAL**  
 Approved this 13 day of July 2021  
 Invalid if not recorded before this date 7/12/2022

By: *[Signature]*  
 LOUISVILLE METRO PLANNING COMMISSION

**LJB INC.**  
 4010 Dupont Circle  
 Suite 478  
 Louisville, Ky 40207  
 (502) 899-9611  
 LJBinc.com



**OWNER:**  
 STEPHEN B. DUNCAN  
 2700 HOLLOWAY ROAD, STE. 105  
 LOUISVILLE, KY. 40299  
 D.B. 11941, PG. 23  
 PARCEL ID: 025E01920000

Date: 3/25/2021 REVISED 7/26/21  
 Project No.: 0121059A.00  
 Drawing Name: Charles MP.DWG Sheet 1 of 3

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Docket Number: 21-MPLAT-0006

24-VARIANCE 0050

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner(s) of the land shown on this plat and hereby acknowledges the same to be the plat of 920 Dandridge Minor Plat and does hereby dedicate to public use N/A shown hereon.

STEPHEN DUNCAN

[Signature]  
Owner(s) Signature

2700 Hillway Rd #105 Louisville  
Address

owner  
Title

ZONING CERTIFICATE

I/We hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with the Zoning District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No. N/A or documentation of the existence of the buildings or improvements prior to the adoption of the Zoning District Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

STEPHEN DUNCAN

[Signature]  
Owner(s) Signature

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky )  
County of Jefferson) SS

I, M. Tyler Long, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of 920 DANDRIDGE AVE was this day presented to me by

STEPHEN DUNCAN known to me, who executed these Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 30 day of June, 2021.

My Commission expires: 5 day of January, 2025.



[Signature]  
Notary Public

Sheet 2 of 3

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24-VANCE-0050

DEDICATION OF PRIVATE ACCESS EASEMENT

This instrument made and entered into this 17th day of August, 2021, by Stephan B. Duncan, unmarried, hereby (collectively referred to as GRANTOR), confers the rights and obligations regarding certain real property as follows:

WHEREAS, GRANTOR is the owner of the land shown on the minor plat attached hereto and made a part hereof by deed of record in Deed Book 11941, Page 23 in the office of the Clerk of Jefferson County, Kentucky;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency is hereby acknowledged, GRANTOR hereby grants, covenants, and agrees as follows:

A. Private Access Easement. GRANTOR hereby grants to the owners and occupants of Lots/Tract 1A & 1B on attached minor subdivision plat a private access easement for vehicular and pedestrian ingress and egress on, over, and across the property designated as "Private Access Easement" on the attached minor subdivision plat. Said easement shall be for the benefit of the owners and occupants of Lots/Tracts 1A & 1B, their guests and invitees. The rights conveyed by said private access easement shall be limited to such as is customarily incidental to usage of the lot. All costs or expenses incidental to the maintenance, repair, or rebuilding of said road so as to keep it in a good and passable condition as a road shall be borne (equally) by the owners of Lots/Tracts 1A & 1B. [Any owner who fails to pay his share of said expense promptly on demand by the person who has initially borne it shall be subject to a lien upon filling of an appropriate notice in the County Clerk's office. Said lien may be enforced against the property in the same manner as mortgages are foreclosed upon real property.] The private access easement shall not be dedicated to or maintained by the public except by agreement of the owner of all the Lots/Tracts and only with the approval of the Louisville Metro Planning Commission after finding that it meets all standards required for a newly created public road.

B. Amendment. The provisions of this document may not be modified except by agreement of the owners of all the Lots/Tracts and the approval of the Louisville Metro Planning Commission.

C. Binding Effect. The provisions of this document shall be considered a covenant running with the land, shall be binding on the parties hereto and their respective successors, heirs, and assigns, and may be enforced by any one or more of the owners of the Lots/Tracts subject to the attached minor subdivision plat in a civil action or in equity.

F. Severability. The provisions hereof are severable, and if one or more of said provisions are held invalid the remaining provisions shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signature of the GRANTOR as of the day and year set out above.

GRANTOR'S Signature(s)

COMMONWEALTH OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing Dedication of Private Access Easement was signed, sworn to and acknowledged before me by Stephen B. Duncan, GRANTOR,

this 22nd day of Septemeber, 2021.

Witness my hand and seal this 22nd day of September, 2021.

My Commission expires: 3rd day of April, 2022.

This instrument prepared by:

J. Gregory Troutman  
Troutman Law Office, PLLC

4205 Springhurst Boulevard, Suite 201  
Louisville, KY 40241  
(502) 412-9179

Notary Public, Kentucky State-At-Large

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Sheet 3 of 3

24-VAR-1ANCE-0050

**Keil Thomson Holdings, LLC.**  
903 Samuel Street  
Louisville, Ky. 40204

**River Housing, LLC.**  
928 Shelby Parkway  
Louisville, Ky. 40204

**Megan Rodenzo**  
926 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
924 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
922 Shelby Parkway  
Louisville, Ky. 40204

**Cynthia Kennedy**  
918 Shelby Parkway  
Louisville, Ky. 40204

**Alan Veal**  
906 Charles Street  
Louisville, Ky. 40204

**James Baker**  
903 Charles Street  
Louisville, Ky. 40204

**Jacob Haberlock**  
905 Charles Street  
Louisville, Ky. 40204

**Steve Magre**  
1122 Rammers Avenue  
Louisville, Ky. 40204

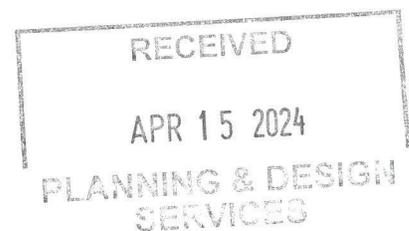
**Mike Morris**  
947 Goss Avenue  
Louisville, Ky. 40204

**Douglas Construction & Properties LLC.**  
905 Charles Street  
Louisville, Ky. 40204

**Karl Lentz – LJB Inc.**  
4010 Dupont Circle Ste. 478  
Louisville, Ky. 40207

**Phillip Baker**  
Metro Councilman District 6  
601 W. Jefferson Street  
Louisville, Ky. 40204

**Molly Clark**  
Louisville Metro Planning & Design  
444 S. 5<sup>th</sup> Street  
Louisville, Ky. 40202



24-VARIANCE-0050

METAL

BRICK



920 DANDRIGE ROW VIEW FROM FRONT

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24-VARIANCE-0080

METAL

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920 DANDRIGE ROW VIEW FROM BACK

24-VARIANCE-080



24-VIA-PLANING-CMD

920 DANDRIGE ROW AFRIAL VIEW FROM THE FRONT



**Keil Thomson Holdings, LLC.**  
903 Samuel Street  
Louisville, Ky. 40204

**River Housing, LLC.**  
928 Shelby Parkway  
Louisville, Ky. 40204

**Megan Rodenzo**  
926 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
924 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
922 Shelby Parkway  
Louisville, Ky. 40204

**Cynthia Kennedy**  
918 Shelby Parkway  
Louisville, Ky. 40204

**Alan Veal**  
906 Charles Street  
Louisville, Ky. 40204

**James Baker**  
903 Charles Street  
Louisville, Ky. 40204

**Jacob Haberlock**  
905 Charles Street  
Louisville, Ky. 40204

**Steve Magre**  
1122 Rammers Avenue  
Louisville, Ky. 40204

**Mike Morris**  
947 Goss Avenue  
Louisville, Ky. 40204

**Douglas Construction & Properties LLC.**  
905 Charles Street  
Louisville, Ky. 40204

**Karl Lentz – LJB Inc.**  
4010 Dupont Circle Ste. 478  
Louisville, Ky. 40207

**Phillip Baker**  
Metro Councilman District 6  
601 W. Jefferson Street  
Louisville, Ky. 40204

**Molly Clark**  
Louisville Metro Planning & Design  
444 S. 5<sup>th</sup> Street  
Louisville, Ky. 40202



# Variance Application

Louisville Office of Planning

Case No: 24-VARIANCE-0050

Intake Staff: DW

Date: 4-15-24

Fee: \_\_\_\_\_

**STAFF USE ONLY ABOVE THIS LINE**

Applications are due on Mondays at 2:00 p.m. to be processed that week. Once complete, please bring the application and supporting documentation to: Office of Planning, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/government/Planning-Design>.

Much of the property information below can be found on the Land Development Report via the LOJIC Online Map tool : <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the to view the Land Development Report.

## PROJECT INFORMATION

This is a variance from Section 5.2.2.C.2 - Table 5.2.2 of the Land Development Code, *The Land Development Code can be found at: <https://louisvilleky.gov/government/planning-design/land-development-code>* to allow the principle structures to encroach into the required side yards - requirement 5 ft. per Table 5.2.2. request 0 ft. minimum , variance 5 ft. maximum

Primary Project Address / Parcel ID: 920 Dandridge Avenue / 025E01920000

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Additional Address(es) / Parcel ID(s): \_\_\_\_\_

APR 15 2024

PLANNING & DESIGN SERVICES

Proposed Use: Single Family Residential

Current Use: Vacant/Office

Current Zoning District: C1

Current Form District: TWFD

Deed Book(s) / Page Numbers: 12234 X 009

*Deeds are available online at: <https://search.jeffersondeeds.com>*

Acreage of subject property: 0.25

Number of Adjoining Properties: 10

Use the LOJIC Online Map tool: <https://www.lojic.org/lojic-online>. Search the subject site's address and count the number of adjoining properties.

Adjoining properties - properties that are next to and across the street from the subject site.

Has the property been the subject of a previous development proposal?  Yes  No

*Note: This information can be found on the Land Development Report (Related Cases)*

If yes, please list the Docket / Case Number(s): 21-DDP-0041 ; 13ZONE1009 ; 20MPLAT0132

24-VARIANCE-0050

## Contact Information

Print and use a second copy of this page if additional contacts are needed.

### Owner:

Name: Stephen Duncan

Company: \_\_\_\_\_

Address: PO Box 7143

City: Louisville State: KY Zip: 40257

Primary Phone: 502-297-8222

Alternate Phone: \_\_\_\_\_

Email: stephen@kyrest.com

### Applicant / Contact:

Name: Karl Lentz

Company: LJB Inc.

Address: 12800 Townepark Way Suite 201

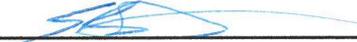
City: Louisville State: KY Zip: 40243

Primary Phone: 502-379-3886

Alternate Phone: \_\_\_\_\_

Email: klentz@ljbinc.com

### Owner Signature (required):

\_\_\_\_\_ 

### Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
*representative/authorized agent/other*

certify \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



24-VIAR IANCE 00 SO

## JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

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

The variance will not adversely affect the public health, safety or welfare because the variance request pertains to building setbacks and similar conditions exist in the established development pattern of the neighborhood.

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

We are not altering the essential character of the general vicinity since we are proposing to construct three (3) single family residential units which adhere to the established development pattern of the neighborhood.

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

The variance will not cause a hazard or a nuisance to the public as the development must adhere to Louisville Metro & State of Kentucky building codes and standards.

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

The variance request is necessary to construct the proposed 'Townhome Style' single family residential units and would not be unreasonable circumvention of the requirements of the zoning regulations as similar conditions exist in the established development pattern of the neighborhood.

### 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 from special circumstances because the 'Townhome Style' single family residential units require zero lot lines to be constructed.

### 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 relief from the side yard setback requirements the applicant could not construct the proposed 'Townhome Style' single family residential units that are similar to other properties in the area.

### Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No, the variance request is part of a RDDDP submittal to Louisville Metro Planning & Design for approval to construct three (3) 'Townhome Style' single family residential units.

## CHECKLIST

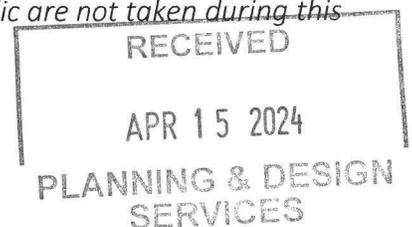
Please submit the completed application along with the following documents

➔ Applications **will not** be accepted without the following items:

- Deed:** Provide a copy of the current recorded deed (must show “End of Document” stamp on last page). Deeds are available online at: <https://search.jeffersondeeds.com>
- Elevations:** Provide an elevation drawing for new construction (including home additions, garage additions, and fences)
- Site Plan:** Provide a site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are not acceptable. **Note:** ask customer service for a SITE PLAN GUIDE for reference.
  - ✓ Plan drawn to a reasonable scale [engineer’s scale (1” = 20’) or architect’s scale (1/8” = 1’)]
  - ✓ Vicinity map that shows the distance from the property to the nearest intersecting street
  - ✓ North arrow
  - ✓ Street name(s) abutting the site
  - ✓ Property address, parcel ID, and dimensions
  - ✓ Building limit lines
  - ✓ Electric, telephone, drainage easements with dimensions
  - ✓ Existing and proposed structures with dimensions and distance from property lines
  - ✓ Highlight (in yellow) the location of the variances
- Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the “current resident” at the property address. You must create mailing labels of 1<sup>st</sup> tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for the “HOW-TO: USER GUIDE” for instructions). Applicant is responsible for mailing.
- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.
- Fee: Application Fee:** **\$150** - Single-Family, Two Family, and Multi-Family with 9 units or fewer  
**\$350** - Churches, parish halls, temples, schools, and institutions of learning (except colleges, universities, trade, business, or industrial schools), not-for-profit uses, and clubs, private non-profit  
**\$850** - for All Other Uses (including multiple single-family lots within a subdivision)  
**Clerk’s Fee: + \$60** - Note: If two or more applications are submitted simultaneously for the same site, only one clerk’s fee is required. *\*Note: Please make checks payable to “Louisville Metro Government”*
- Refusal Letter (if applicable):** Required if a STOP WORK ORDER or CITATION has been received - provide a copy of the refusal letter from citing official.
- Utility Approval (if applicable):** Required if the proposed structure encroaches into an easement (MSD, LG&E, or Bell South) - submit written documentation from the utility company indicating approval for the encroachment

**REQUIREMENTS FOR NON-PUBLIC HEARING APPLICATIONS ONLY** – (Eligible cases are heard in the Business Session of Board of Zoning Adjustments (BOZA) meetings. All APOs must sign the attached non-hearing affidavit indicating consent for the variance, as comments from the public are not taken during this process)

- Non-Hearing Affidavit form** (see pages 8-9)
- Photographs:** Take photos of the subject area from all angles



24-VARIANCE 0050

**NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): PART 1**

**Qualifications for a Non-Public Hearing include:**

1. The Board of Zoning Adjustment may approve the following variances without a public hearing:
  - a. Side yard and rear yard variances to permit a detached garage which is accessory to a single-family residential use or any addition to a principal single-family structure;
  - b. Variances to permit a garage or building addition to cover more than 30% of the rear yard on property used for detached single-family residential use; (note, this provision applies to principle structures in the Neighborhood Form District (NFD) only. Accessory structures in the NFD can encroach up to 50% and cumulative encroachment of accessory and principal structures shall not exceed 50%. TNFD does not permit any encroachment into a rear yard.)
  - c. Variances to permit any building to be closer than the required minimum distance to another building on the same lot;
  - d. Variances to allow a reduction in the private yard area in the Traditional Neighborhood Form District;
  - e. Variances to allow the accessory structure/use area to exceed the maximum depth in the Traditional Neighborhood Form District.
  - f. A departure from a dimensional requirement of the Land Development Code of 10% or less.
2. All adjoining property owners must sign this affidavit. This includes all owners listed on the deed.
3. For each adjoining property that is held by a company, corporation, trust, etc. there must be a Certification Statement included with the affidavit.
4. All supporting documentation listed in the checklist must be included with the application.

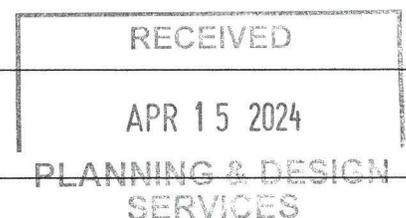
Date: \_\_\_\_\_

I (We), \_\_\_\_\_, owner(s) of the subject property under Case Number \_\_\_\_\_ states as follows: It is hereby requested that the application for variance under Case Number \_\_\_\_\_ be considered by the Board in open executive session without holding a public hearing on the proposal.

The signatures of all adjoining property owners required by the Board of Zoning Adjustment's bylaws have been submitted to the Board so that the variance may be acted upon without a public hearing.

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_



**NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): PART 2**

Date: \_\_\_\_\_

We have seen a drawing of the proposed (e.g. garage, addition) \_\_\_\_\_ to be constructed at (address) \_\_\_\_\_

As owners of the property adjacent to the above address, we give our consent and do not object to the planned construction or to the variance that will be required.

*Note: If the property is in joint ownership, all owners must sign, or an authorized person must sign (authorized persons must also complete the certification statement). If there is a POA, the property owner is deceased or there are extenuating circumstances, please indicate on the signature line. For additional signatures, use additional copies of the affidavit form.*

1. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

2. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

3. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

4. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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**Certification Statement**

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_  
*representative/authorized agent/other*

certify that \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

24-VARIANCE-0050



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2021321433**

**BATCH # 355777**

JEFFERSON CO, KY FEE \$53.00

PRESENTED ON: 12-27-2021 1 09:16:30 AM

LODGED BY: epn

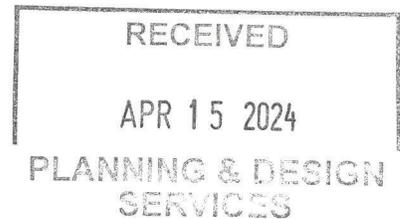
RECORDED: 12-27-2021 09:16:30 AM

BOBBIE HOLSCLAW  
CLERK

BY: SHERRI SCHULTZ  
RECORDING CLERK

**BK: D 12234**

**PG: 9-15**



527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

24-VARIANCE-COSO

**DEED TO REVISE PROPERTY BOUNDARY LINES**

THIS DEED TO REVISE PROPERTY BOUNDARY LINES, executed this 23<sup>RD</sup> day of December, 2021, by **Stephen B. Duncan, unmarried**, Party of the First and Second Part, whose address for mailing tax bills is 2700 Holloway Road, Suite 105, Louisville, KY 40299-6128.

**WITNESSETH:**

That the Party of the First Part owns a tract of property situated at 920 Dandridge Avenue (Tax ID#: 09-025E-0192-0000, which includes 900, 902 and 904 Charles Street), and for the sole purpose of revising the boundary lines of said property to create three tracts from one, said Party of the First Part hereby quitclaims and conveys to himself as Party of the Second Part said three tracts, in fee simple, pursuant to a certain Minor Subdivision Plat attached hereto, described herein.

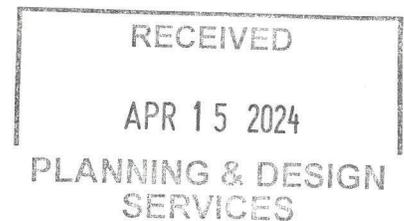
The combined Fair market value of the three tracts is \$167,030.00. This Deed is not subject to tax under KRS 142.050.

The original tract of property is described as follows:

Being Tract 1 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on December 2, 2020 as Docket No. 20-MPLAT-0132, attached to and made a part of instrument of record in Deed Book 11904, Page 505,k in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property conveyed to Stephen B. Duncan, unmarried, by deed dated February 24, 2021, of record in Deed Book 11941, Page 23, in the Office of the Clerk aforesaid.

The three newly created tracts of property pursuant to the attached Minor Subdivision Plat, and incorporated herein by reference, are described as follows:



24-VARIANCE-0050

**Tract 1:**

Being Tract 1 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**Tract 1A:**

Being Tract 1A as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**Tract 1B:**

Being Tract 1B as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**CERTIFICATE OF FAIR MARKET VALUE**

The undersigned, being duly sworn, hereby certifies that the Fair Market Value reflected in this Deed is the full combined value of the three tracts described above, per the tax value assessed by the Property Valuation Administration.

  
\_\_\_\_\_  
Stephen B. Duncan

STATE OF KENTUCKY    )  
COUNTY OF JEFFERSON )

The foregoing Deed was sworn, subscribed and acknowledged before me by Stephen B. Duncan, unmarried, as Party of the First and Second Part, this 23<sup>rd</sup> day of December, 2021.

  
\_\_\_\_\_  
Jason Todd Hardin  
Notary Public State at Large KY  
Notary ID#: KYNP32530  
My Commission Expires: 8/19/2025

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**NO TITLE EXAM REQUESTED OR PERFORMED**

THIS INSTRUMENT PREPARED BY:



JASON TODD HARDIN, ESQ.  
HARDIN LAW PLLC  
P. O. Box 9537  
Louisville, Kentucky 40209  
(502) 445-2673

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NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY, WHETHER SHOWN HEREON OR NOT.

O DENOTES: 1/2" STEEL PIN WITH PLASTIC CAP STAMPED "LJB INC" (SET) UNLESS OTHERWISE NOTED.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL 21111C0042E DATED DEC. 5, 2006.

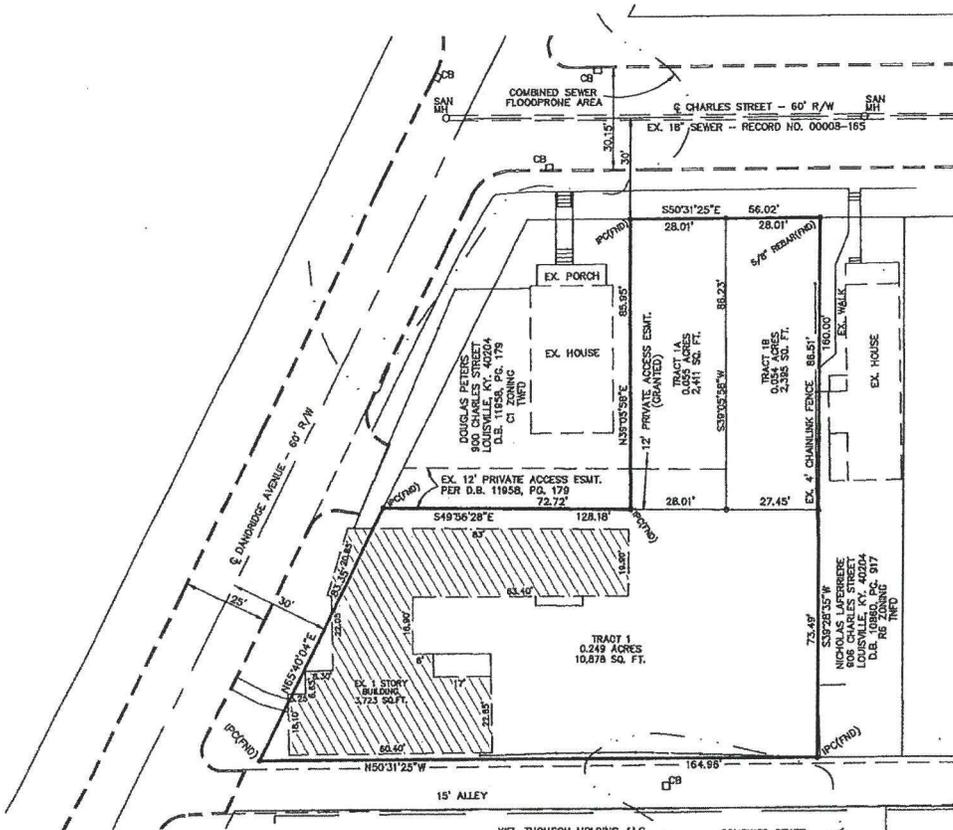
THE REFERENCE MERIDIAN FOR THESE TRACTS IS THE BEARING OF NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST ON THE EAST BOUNDARY LINE OF TRACT 1 PER D.B. 7069, PG. 715. THIS SURVEY IS AN URBAN CLASS SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18:150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1 PART IN 22,565 AND WAS NOT ADJUSTED FOR CLOSURE.

THIS SITE IS SUBJECT TO THE BINDING ELEMENTS/CONDITIONS OF APPROVAL OF DOCKET/CASE 21-DDP-0041 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

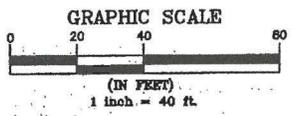
ACCESS EASEMENT MUST CONFORM TO ORDINANCE 91, SERIES 2004 LOUISVILLE METRO GOVERNMENT.



VICINITY MAP NOT TO SCALE



STATE OF KENTUCKY  
**ERIC W. HAFER**  
 4053  
 LICENSED PROFESSIONAL LAND SURVEYOR



**MINOR SUBDIVISION PLAT**  
 920 DANDRIDGE AVENUE MINOR PLAT  
 THE PURPOSE OF THIS PLAT IS TO CREATE THREE TRACTS FROM ONE.  
 C1 ZONING / TWFD  
 PROPERTY ADDRESS: 920 DANDRIDGE AVENUE  
 902 CHARLES STREET  
 904 CHARLES STREET

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that this plat and survey were made under my supervision and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

*Eric W. Hafer*  
 (Signature) PLS # 4053 Date 7/1/2021

**CERTIFICATE OF APPROVAL**  
 Approved this 13 day of July 2021  
 Invalid if not recorded before this date 7/12/2022

By: *[Signature]*  
 LOUISVILLE METRO PLANNING COMMISSION

**LJB INC.**  
 4010 Dupont Circle  
 Suite 478  
 Louisville, Ky 40207  
 (502) 899-9611  
 LJBinc.com



**OWNER:**  
 STEPHEN B. DUNCAN  
 2700 HOLLOWAY ROAD, STE. 105  
 LOUISVILLE, KY. 40299  
 D.B. 11941, PG. 23  
 PARCEL ID: 025E01920000

Date: 3/25/2021 REVISED 7/26/21  
 Project No.: 0121059A.00  
 Drawing Name: Charles MP.DWG Sheet 1 of 3

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Docket Number: 21-MPLAT-0006

24-VARIANCE 0050

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner(s) of the land shown on this plat and hereby acknowledges the same to be the plat of 920 Dandridge Minor Plat and does hereby dedicate to public use N/A shown hereon.

STEPHEN DUNCAN

[Signature]  
Owner(s) Signature

2700 Hillway Rd #105 Louisville  
Address

owner  
Title

ZONING CERTIFICATE

I/We hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with the Zoning District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No. N/A or documentation of the existence of the buildings or improvements prior to the adoption of the Zoning District Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

STEPHEN DUNCAN

[Signature]  
Owner(s) Signature

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky )  
County of Jefferson) SS

I, M. Tyler Long, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of 920 DANDRIDGE AVE was this day presented to me by

STEPHEN DUNCAN known to me, who executed these Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 30 day of June, 2021.

My Commission expires: 5 day of January, 2025.



[Signature]  
Notary Public

Sheet 2 of 3

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24-VANCE-0050

DEDICATION OF PRIVATE ACCESS EASEMENT

This instrument made and entered into this 17th day of August, 2021, by Stephan B. Duncan, unmarried, hereby (collectively referred to as 'GRANTOR'), confers the rights and obligations regarding certain real property as follows:

WHEREAS, GRANTOR is the owner of the land shown on the minor plat attached hereto and made a part hereof by deed of record in Deed Book 11941, Page 23 in the office of the Clerk of Jefferson County, Kentucky;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency is hereby acknowledged, GRANTOR hereby grants, covenants, and agrees as follows:

A. Private Access Easement. GRANTOR hereby grants to the owners and occupants of Lots/Tract 1A & 1B on attached minor subdivision plat a private access easement for vehicular and pedestrian ingress and egress on, over, and across the property designated as "Private Access Easement" on the attached minor subdivision plat. Said easement shall be for the benefit of the owners and occupants of Lots/Tracts 1A & 1B, their guests and invitees. The rights conveyed by said private access easement shall be limited to such as is customarily incidental to usage of the lot. All costs or expenses incidental to the maintenance, repair, or rebuilding of said road so as to keep it in a good and passable condition as a road shall be borne (equally) by the owners of Lots/Tracts 1A & 1B. [Any owner who fails to pay his share of said expense promptly on demand by the person who has initially borne it shall be subject to a lien upon filling of an appropriate notice in the County Clerk's office. Said lien may be enforced against the property in the same manner as mortgages are foreclosed upon real property.] The private access easement shall not be dedicated to or maintained by the public except by agreement of the owner of all the Lots/Tracts and only with the approval of the Louisville Metro Planning Commission after finding that it meets all standards required for a newly created public road.

B. Amendment. The provisions of this document may not be modified except by agreement of the owners of all the Lots/Tracts and the approval of the Louisville Metro Planning Commission.

C. Binding Effect. The provisions of this document shall be considered a covenant running with the land, shall be binding on the parties hereto and their respective successors, heirs, and assigns, and may be enforced by any one or more of the owners of the Lots/Tracts subject to the attached minor subdivision plat in a civil action or in equity.

F. Severability. The provisions hereof are severable, and if one or more of said provisions are held invalid the remaining provisions shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signature of the GRANTOR as of the day and year set out above.

[Signature]
GRANTOR'S Signature(s)

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Dedication of Private Access Easement was signed, sworn to and acknowledged before me by Stephen B. Duncan, GRANTOR, this 22nd day of Septemeber, 2021.

Witness my hand and seal this 22nd day of September, 2021.
My Commission expires: 3rd day of April, 2022.

[Signature]
Notary Public, Kentucky State-At-Large
#592682

This instrument prepared by:
J. Gregory Troutman
Troutman Law Office, PLLC
4205 Springhurst Boulevard, Suite 201
Louisville, KY 40241
(502) 412-9179



24-VAR-1ANCE-0050

**Keil Thomson Holdings, LLC.**  
903 Samuel Street  
Louisville, Ky. 40204

**River Housing, LLC.**  
928 Shelby Parkway  
Louisville, Ky. 40204

**Megan Rodenzo**  
926 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
924 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
922 Shelby Parkway  
Louisville, Ky. 40204

**Cynthia Kennedy**  
918 Shelby Parkway  
Louisville, Ky. 40204

**Alan Veal**  
906 Charles Street  
Louisville, Ky. 40204

**James Baker**  
903 Charles Street  
Louisville, Ky. 40204

**Jacob Haberlock**  
905 Charles Street  
Louisville, Ky. 40204

**Steve Magre**  
1122 Rammers Avenue  
Louisville, Ky. 40204

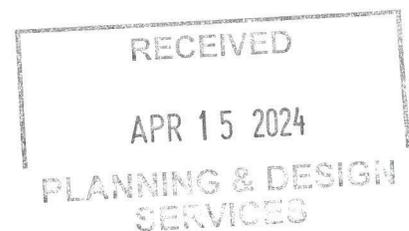
**Mike Morris**  
947 Goss Avenue  
Louisville, Ky. 40204

**Douglas Construction & Properties LLC.**  
905 Charles Street  
Louisville, Ky. 40204

**Karl Lentz – LJB Inc.**  
4010 Dupont Circle Ste. 478  
Louisville, Ky. 40207

**Phillip Baker**  
Metro Councilman District 6  
601 W. Jefferson Street  
Louisville, Ky. 40204

**Molly Clark**  
Louisville Metro Planning & Design  
444 S. 5<sup>th</sup> Street  
Louisville, Ky. 40202



24-VARIANCE-0050

METAL

BRICK



920 DANDRIGE ROW VIEW FROM FRONT

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 PLANNING & DESIGN  
 SERVICES

24-VARIANCE-0080

METAL

BRICK



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 SERVICES

920 DANDRIGE ROW VIEW FROM BACK

24-VARIANCE-080



24-VIA-PLANING.COM

920 DANDRIGE ROW AFRIAL VIEW FROM THE FRONT



**Keil Thomson Holdings, LLC.**  
903 Samuel Street  
Louisville, Ky. 40204

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928 Shelby Parkway  
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**Molly Clark**  
Louisville Metro Planning & Design  
444 S. 5<sup>th</sup> Street  
Louisville, Ky. 40202



# Variance Application

Louisville Office of Planning

Case No: 24-VARIANCE-0050

Intake Staff: DW

Date: 4-15-24

Fee: \_\_\_\_\_

**STAFF USE ONLY ABOVE THIS LINE**

Applications are due on Mondays at 2:00 p.m. to be processed that week. Once complete, please bring the application and supporting documentation to: Office of Planning, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/government/Planning-Design>.

Much of the property information below can be found on the Land Development Report via the LOJIC Online Map tool : <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the to view the Land Development Report.

## PROJECT INFORMATION

This is a variance from Section 5.2.2.C.2 - Table 5.2.2 of the Land Development Code, *The Land Development Code can be found at: <https://louisvilleky.gov/government/planning-design/land-development-code>* to allow the principle structures to encroach into the required side yards - requirement 5 ft. per Table 5.2.2. request 0 ft. minimum , variance 5 ft. maximum

Primary Project Address / Parcel ID: 920 Dandridge Avenue / 025E01920000

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Additional Address(es) / Parcel ID(s): \_\_\_\_\_

APR 15 2024

PLANNING & DESIGN SERVICES

Proposed Use: Single Family Residential

Current Use: Vacant/Office

Current Zoning District: C1

Current Form District: TWFD

Deed Book(s) / Page Numbers: 12234 X 009

*Deeds are available online at: <https://search.jeffersondeeds.com>*

Acreage of subject property: 0.25

Number of Adjoining Properties: 10

Use the LOJIC Online Map tool: <https://www.lojic.org/lojic-online> . Search the subject site's address and count the number of adjoining properties.

Adjoining properties - properties that are next to and across the street from the subject site.

Has the property been the subject of a previous development proposal?  Yes  No

*Note: This information can be found on the Land Development Report (Related Cases)*

If yes, please list the Docket / Case Number(s): 21-DDP-0041 ; 13ZONE1009 ; 20MPLAT0132

24-VARIANCE-0050

## Contact Information

Print and use a second copy of this page if additional contacts are needed.

### Owner:

Name: Stephen Duncan

Company: \_\_\_\_\_

Address: PO Box 7143

City: Louisville State: KY Zip: 40257

Primary Phone: 502-297-8222

Alternate Phone: \_\_\_\_\_

Email: stephen@kyrest.com

### Applicant / Contact:

Name: Karl Lentz

Company: LJB Inc.

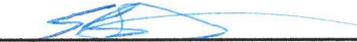
Address: 12800 Townepark Way Suite 201

City: Louisville State: KY Zip: 40243

Primary Phone: 502-379-3886

Alternate Phone: \_\_\_\_\_

Email: klentz@ljbinc.com

Owner Signature (required): \_\_\_\_\_ 

### Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
*representative/authorized agent/other*

certify \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



24-VIAR IANCE 0050

**JUSTIFICATION**

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

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

The variance will not adversely affect the public health, safety or welfare because the variance request pertains to building setbacks and similar conditions exist in the established development pattern of the neighborhood.

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

We are not altering the essential character of the general vicinity since we are proposing to construct three (3) single family residential units which adhere to the established development pattern of the neighborhood.

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

The variance will not cause a hazard or a nuisance to the public as the development must adhere to Louisville Metro & State of Kentucky building codes and standards.

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

The variance request is necessary to construct the proposed 'Townhome Style' single family residential units and would not be unreasonable circumvention of the requirements of the zoning regulations as similar conditions exist in the established development pattern of the neighborhood.

**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 from special circumstances because the 'Townhome Style' single family residential units require zero lot lines to be constructed.

**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 relief from the side yard setback requirements the applicant could not construct the proposed 'Townhome Style' single family residential units that are similar to other properties in the area.

**Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?**

No, the variance request is part of a RDDDP submittal to Louisville Metro Planning & Design for approval to construct three (3) 'Townhome Style' single family residential units.

24-VARIANCE-0050

## CHECKLIST

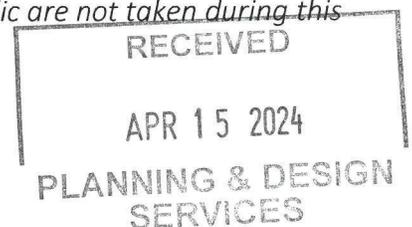
Please submit the completed application along with the following documents

➔ Applications **will not** be accepted without the following items:

- Deed:** Provide a copy of the current recorded deed (must show “End of Document” stamp on last page). Deeds are available online at: <https://search.jeffersondeeds.com>
- Elevations:** Provide an elevation drawing for new construction (including home additions, garage additions, and fences)
- Site Plan:** Provide a site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are not acceptable. **Note:** ask customer service for a SITE PLAN GUIDE for reference.
  - ✓ Plan drawn to a reasonable scale [engineer’s scale (1” = 20’) or architect’s scale (1/8” = 1’)]
  - ✓ Vicinity map that shows the distance from the property to the nearest intersecting street
  - ✓ North arrow
  - ✓ Street name(s) abutting the site
  - ✓ Property address, parcel ID, and dimensions
  - ✓ Building limit lines
  - ✓ Electric, telephone, drainage easements with dimensions
  - ✓ Existing and proposed structures with dimensions and distance from property lines
  - ✓ Highlight (in yellow) the location of the variances
- Mailing Labels:** You are required to notify the OWNERS *and* RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the “current resident” at the property address. You must create mailing labels of 1<sup>st</sup> tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for the “HOW-TO: USER GUIDE” for instructions). Applicant is responsible for mailing.
- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.
- Fee: Application Fee:** **\$150** - Single-Family, Two Family, and Multi-Family with 9 units or fewer  
**\$350** - Churches, parish halls, temples, schools, and institutions of learning (except colleges, universities, trade, business, or industrial schools), not-for-profit uses, and clubs, private non-profit  
**\$850** - for All Other Uses (including multiple single-family lots within a subdivision)  
**Clerk’s Fee: + \$60** - Note: If two or more applications are submitted simultaneously for the same site, only one clerk’s fee is required. *\*Note: Please make checks payable to “Louisville Metro Government”*
- Refusal Letter (if applicable):** Required if a STOP WORK ORDER or CITATION has been received - provide a copy of the refusal letter from citing official.
- Utility Approval (if applicable):** Required if the proposed structure encroaches into an easement (MSD, LG&E, or Bell South) - submit written documentation from the utility company indicating approval for the encroachment

**REQUIREMENTS FOR NON-PUBLIC HEARING APPLICATIONS ONLY** – (Eligible cases are heard in the Business Session of Board of Zoning Adjustments (BOZA) meetings. All APOs must sign the attached non-hearing affidavit indicating consent for the variance, as comments from the public are not taken during this process)

- Non-Hearing Affidavit form** (see pages 8-9)
- Photographs:** Take photos of the subject area from all angles



24-VARIANCE 0050

**NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): PART 1**

**Qualifications for a Non-Public Hearing include:**

1. The Board of Zoning Adjustment may approve the following variances without a public hearing:
  - a. Side yard and rear yard variances to permit a detached garage which is accessory to a single-family residential use or any addition to a principal single-family structure;
  - b. Variances to permit a garage or building addition to cover more than 30% of the rear yard on property used for detached single-family residential use; (note, this provision applies to principle structures in the Neighborhood Form District (NFD) only. Accessory structures in the NFD can encroach up to 50% and cumulative encroachment of accessory and principal structures shall not exceed 50%. TNFD does not permit any encroachment into a rear yard.)
  - c. Variances to permit any building to be closer than the required minimum distance to another building on the same lot;
  - d. Variances to allow a reduction in the private yard area in the Traditional Neighborhood Form District;
  - e. Variances to allow the accessory structure/use area to exceed the maximum depth in the Traditional Neighborhood Form District.
  - f. A departure from a dimensional requirement of the Land Development Code of 10% or less.
2. All adjoining property owners must sign this affidavit. This includes all owners listed on the deed.
3. For each adjoining property that is held by a company, corporation, trust, etc. there must be a Certification Statement included with the affidavit.
4. All supporting documentation listed in the checklist must be included with the application.

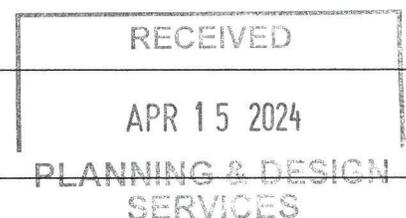
Date: \_\_\_\_\_

I (We), \_\_\_\_\_, owner(s) of the subject property under Case Number \_\_\_\_\_ states as follows: It is hereby requested that the application for variance under Case Number \_\_\_\_\_ be considered by the Board in open executive session without holding a public hearing on the proposal.

The signatures of all adjoining property owners required by the Board of Zoning Adjustment's bylaws have been submitted to the Board so that the variance may be acted upon without a public hearing.

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_



**NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): PART 2**

Date: \_\_\_\_\_

We have seen a drawing of the proposed (e.g. garage, addition) \_\_\_\_\_ to be constructed at (address) \_\_\_\_\_

As owners of the property adjacent to the above address, we give our consent and do not object to the planned construction or to the variance that will be required.

*Note: If the property is in joint ownership, all owners must sign, or an authorized person must sign (authorized persons must also complete the certification statement). If there is a POA, the property owner is deceased or there are extenuating circumstances, please indicate on the signature line. For additional signatures, use additional copies of the affidavit form.*

1. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

2. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

3. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

4. Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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**Certification Statement**

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_  
*representative/authorized agent/other*

certify that \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2021321433**

**BATCH # 355777**

JEFFERSON CO, KY FEE \$53.00

PRESENTED ON: 12-27-2021 1 09:16:30 AM

LODGED BY: epn

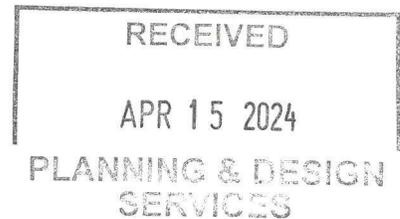
RECORDED: 12-27-2021 09:16:30 AM

BOBBIE HOLSCLAW  
CLERK

BY: SHERRI SCHULTZ  
RECORDING CLERK

**BK: D 12234**

**PG: 9-15**



527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

24-VARIANCE-COSO

**DEED TO REVISE PROPERTY BOUNDARY LINES**

THIS DEED TO REVISE PROPERTY BOUNDARY LINES, executed this 23<sup>RD</sup> day of December, 2021, by **Stephen B. Duncan, unmarried**, Party of the First and Second Part, whose address for mailing tax bills is 2700 Holloway Road, Suite 105, Louisville, KY 40299-6128.

**WITNESSETH:**

That the Party of the First Part owns a tract of property situated at 920 Dandridge Avenue (Tax ID#: 09-025E-0192-0000, which includes 900, 902 and 904 Charles Street), and for the sole purpose of revising the boundary lines of said property to create three tracts from one, said Party of the First Part hereby quitclaims and conveys to himself as Party of the Second Part said three tracts, in fee simple, pursuant to a certain Minor Subdivision Plat attached hereto, described herein.

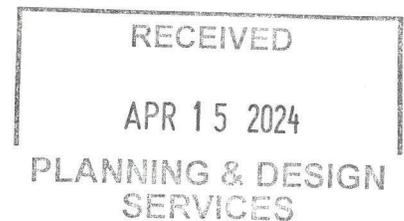
The combined Fair market value of the three tracts is \$167,030.00. This Deed is not subject to tax under KRS 142.050.

The original tract of property is described as follows:

Being Tract 1 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on December 2, 2020 as Docket No. 20-MPLAT-0132, attached to and made a part of instrument of record in Deed Book 11904, Page 505,k in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property conveyed to Stephen B. Duncan, unmarried, by deed dated February 24, 2021, of record in Deed Book 11941, Page 23, in the Office of the Clerk aforesaid.

The three newly created tracts of property pursuant to the attached Minor Subdivision Plat, and incorporated herein by reference, are described as follows:



24-VARIANCE-0050

**Tract 1:**

Being Tract 1 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**Tract 1A:**

Being Tract 1A as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**Tract 1B:**

Being Tract 1B as shown on that certain Minor Subdivision Plat, which was approved by the Louisville Metro Planning Commission on July 12, 2021 as Docket No. 21-MPLAT-0066, attached to and made a part of this instrument of record in the Office of the Clerk of Jefferson County, Kentucky.

**CERTIFICATE OF FAIR MARKET VALUE**

The undersigned, being duly sworn, hereby certifies that the Fair Market Value reflected in this Deed is the full combined value of the three tracts described above, per the tax value assessed by the Property Valuation Administration.

  
\_\_\_\_\_  
Stephen B. Duncan

STATE OF KENTUCKY    )  
COUNTY OF JEFFERSON )

The foregoing Deed was sworn, subscribed and acknowledged before me by Stephen B. Duncan, unmarried, as Party of the First and Second Part, this 23<sup>rd</sup> day of December, 2021.

  
\_\_\_\_\_  
Jason Todd Hardin  
Notary Public State at Large KY  
Notary ID#: KYNP32530  
My Commission Expires: 8/19/2025

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24-VARIANCE-0050

**NO TITLE EXAM REQUESTED OR PERFORMED**

THIS INSTRUMENT PREPARED BY:



JASON TODD HARDIN, ESQ.  
HARDIN LAW PLLC  
P. O. Box 9537  
Louisville, Kentucky 40209  
(502) 445-2673

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NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY, WHETHER SHOWN HEREON OR NOT.

O DENOTES: 1/2" STEEL PIN WITH PLASTIC CAP STAMPED "LJB INC" (SET) UNLESS OTHERWISE NOTED.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL 21111C0042E DATED DEC. 5, 2006.

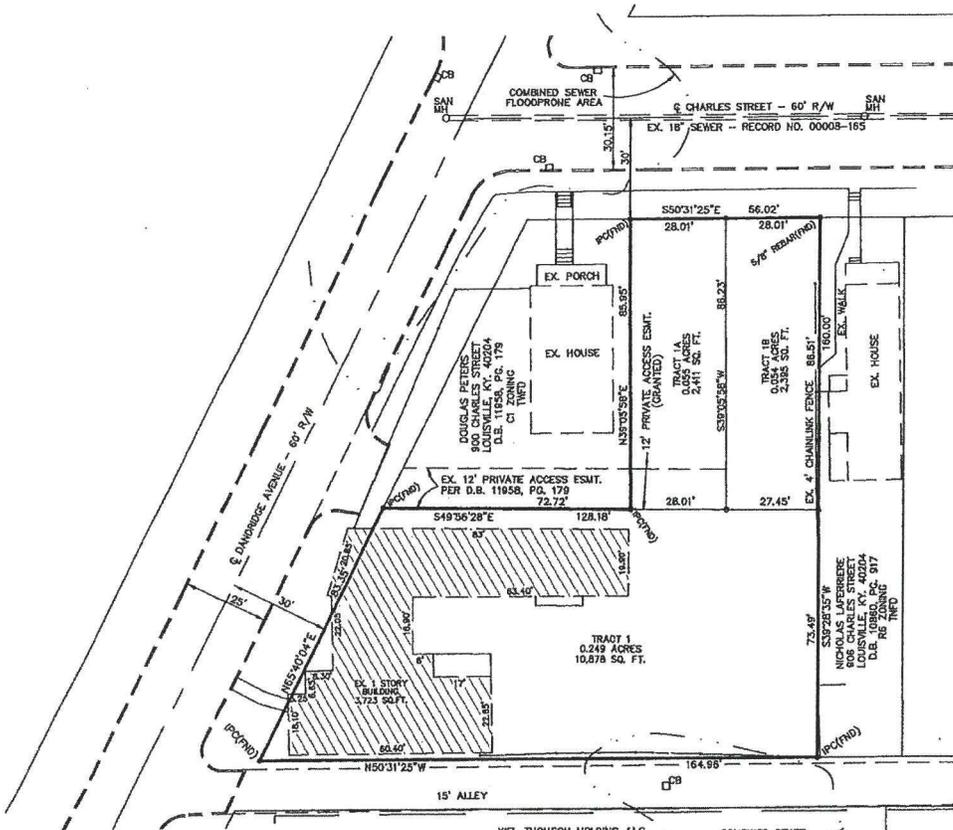
THE REFERENCE MERIDIAN FOR THESE TRACTS IS THE BEARING OF NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST ON THE EAST BOUNDARY LINE OF TRACT 1 PER D.B. 7069, PG. 715. THIS SURVEY IS AN URBAN CLASS SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18:150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1 PART IN 22,565 AND WAS NOT ADJUSTED FOR CLOSURE.

THIS SITE IS SUBJECT TO THE BINDING ELEMENTS/CONDITIONS OF APPROVAL OF DOCKET/CASE 21-DDP-0041 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

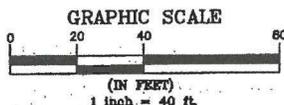
ACCESS EASEMENT MUST CONFORM TO ORDINANCE 91, SERIES 2004 LOUISVILLE METRO GOVERNMENT.



VICINITY MAP NOT TO SCALE



STATE OF KENTUCKY  
**ERIC W. HAFER**  
 4053  
 LICENSED PROFESSIONAL LAND SURVEYOR



**MINOR SUBDIVISION PLAT**  
 920 DANDRIDGE AVENUE MINOR PLAT  
 THE PURPOSE OF THIS PLAT IS TO CREATE THREE TRACTS FROM ONE.  
 C1 ZONING / TWFD  
 PROPERTY ADDRESS: 920 DANDRIDGE AVENUE  
 902 CHARLES STREET  
 904 CHARLES STREET

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that this plat and survey were made under my supervision and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

*Eric W. Hafer*  
 (Signature) PLS # 4053 Date 7/1/2021

**CERTIFICATE OF APPROVAL**  
 Approved this 13 day of July 2021  
 Invalid if not recorded before this date 7/12/2022

By: *[Signature]*  
 LOUISVILLE METRO PLANNING COMMISSION

**LJB INC.**  
 4010 Dupont Circle  
 Suite 478  
 Louisville, Ky 40207  
 (502) 899-9611  
 LJBinc.com



**OWNER:**  
 STEPHEN B. DUNCAN  
 2700 HOLLOWAY ROAD, STE. 105  
 LOUISVILLE, KY. 40299  
 D.B. 11941, PG. 23  
 PARCEL ID: 025E01920000

Date: 3/25/2021 REVISED 7/26/21  
 Project No.: 0121059A.00  
 Drawing Name: Charles MP.DWG Sheet 1 of 3

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 APR 15 2024  
 PLANNING & DESIGN SERVICES

Docket Number: 21-MPLAT-0006

24-VARIANCE 0050

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner(s) of the land shown on this plat and hereby acknowledges the same to be the plat of 920 Dandridge Minor Plat and does hereby dedicate to public use N/A shown hereon.

STEPHEN DUNCAN

[Signature]  
Owner(s) Signature

2700 Hillway Rd #105 Louisville  
Address

owner  
Title

ZONING CERTIFICATE

I/We hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with the Zoning District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No. N/A or documentation of the existence of the buildings or improvements prior to the adoption of the Zoning District Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

STEPHEN DUNCAN

[Signature]  
Owner(s) Signature

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky )  
County of Jefferson) SS

I, M. Tyler Long, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of 920 DANDRIDGE AVE was this day presented to me by

STEPHEN DUNCAN known to me, who executed these Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 30 day of June, 2021.

My Commission expires: 5 day of January, 2025.



[Signature]  
Notary Public

Sheet 2 of 3

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24-VANCE-0050

DEDICATION OF PRIVATE ACCESS EASEMENT

This instrument made and entered into this 17th day of August, 2021, by Stephan B. Duncan, unmarried, hereby (collectively referred to as GRANTOR), confers the rights and obligations regarding certain real property as follows:

WHEREAS, GRANTOR is the owner of the land shown on the minor plat attached hereto and made a part hereof by deed of record in Deed Book 11941, Page 23 in the office of the Clerk of Jefferson County, Kentucky;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency is hereby acknowledged, GRANTOR hereby grants, covenants, and agrees as follows:

A. Private Access Easement. GRANTOR hereby grants to the owners and occupants of Lots/Tract 1A & 1B on attached minor subdivision plat a private access easement for vehicular and pedestrian ingress and egress on, over, and across the property designated as "Private Access Easement" on the attached minor subdivision plat. Said easement shall be for the benefit of the owners and occupants of Lots/Tracts 1A & 1B, their guests and invitees. The rights conveyed by said private access easement shall be limited to such as is customarily incidental to usage of the lot. All costs or expenses incidental to the maintenance, repair, or rebuilding of said road so as to keep it in a good and passable condition as a road shall be borne (equally) by the owners of Lots/Tracts 1A & 1B. [Any owner who fails to pay his share of said expense promptly on demand by the person who has initially borne it shall be subject to a lien upon filling of an appropriate notice in the County Clerk's office. Said lien may be enforced against the property in the same manner as mortgages are foreclosed upon real property.] The private access easement shall not be dedicated to or maintained by the public except by agreement of the owner of all the Lots/Tracts and only with the approval of the Louisville Metro Planning Commission after finding that it meets all standards required for a newly created public road.

B. Amendment. The provisions of this document may not be modified except by agreement of the owners of all the Lots/Tracts and the approval of the Louisville Metro Planning Commission.

C. Binding Effect. The provisions of this document shall be considered a covenant running with the land, shall be binding on the parties hereto and their respective successors, heirs, and assigns, and may be enforced by any one or more of the owners of the Lots/Tracts subject to the attached minor subdivision plat in a civil action or in equity.

F. Severability. The provisions hereof are severable, and if one or more of said provisions are held invalid the remaining provisions shall remain in full force and effect.

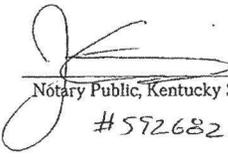
IN TESTIMONY WHEREOF, witness the signature of the GRANTOR as of the day and year set out above.

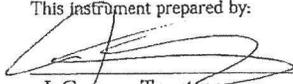
  
GRANTOR'S Signature(s)

COMMONWEALTH OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing Dedication of Private Access Easement was signed, sworn to and acknowledged before me by Stephen B. Duncan, GRANTOR, this 22nd day of Septemeber, 2021.

Witness my hand and seal this 22nd day of September, 2021.  
My Commission expires: 3rd day of April, 2022.

  
Notary Public, Kentucky State-At-Large  
#592682

This instrument prepared by:  
  
J. Gregory Troutman  
Troutman Law Office, PLLC  
4205 Springhurst Boulevard, Suite 201  
Louisville, KY 40241  
(502) 412-9179

RECEIVED  
APR 15 2024  
PLANNING & DESIGN SERVICES

24-VARIANCE-0050

**Keil Thomson Holdings, LLC.**  
903 Samuel Street  
Louisville, Ky. 40204

**River Housing, LLC.**  
928 Shelby Parkway  
Louisville, Ky. 40204

**Megan Rodenzo**  
926 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
924 Shelby Parkway  
Louisville, Ky. 40204

**Chad Hayes**  
922 Shelby Parkway  
Louisville, Ky. 40204

**Cynthia Kennedy**  
918 Shelby Parkway  
Louisville, Ky. 40204

**Alan Veal**  
906 Charles Street  
Louisville, Ky. 40204

**James Baker**  
903 Charles Street  
Louisville, Ky. 40204

**Jacob Haberlock**  
905 Charles Street  
Louisville, Ky. 40204

**Steve Magre**  
1122 Rammers Avenue  
Louisville, Ky. 40204

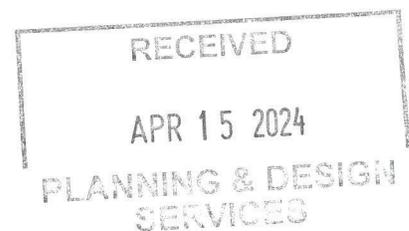
**Mike Morris**  
947 Goss Avenue  
Louisville, Ky. 40204

**Douglas Construction & Properties LLC.**  
905 Charles Street  
Louisville, Ky. 40204

**Karl Lentz – LJB Inc.**  
4010 Dupont Circle Ste. 478  
Louisville, Ky. 40207

**Phillip Baker**  
Metro Councilman District 6  
601 W. Jefferson Street  
Louisville, Ky. 40204

**Molly Clark**  
Louisville Metro Planning & Design  
444 S. 5<sup>th</sup> Street  
Louisville, Ky. 40202



24-VARIANCE-0050

METAL

BRICK



920 DANDRIGE ROW VIEW FROM FRONT

RECEIVED

APR 15 2024

PLANNING & DESIGN SERVICES

24-VARIANCE-0080

METAL

BRICK



RECEIVED  
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 PLANNING & DESIGN  
 SERVICES

920 DANDRIGE ROW VIEW FROM BACK

24-VARIANCE-080



24-VIA-PLANING-CMD

920 DANDRIGE ROW AFRIAL VIEW FROM THE FRONT



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