

Request: Record Plat Amendment Project Name: Tree Preservation Easement
Shift Location: 6510 Innisbrook Drive Owner/Applicant: Stephanie Altobellis
Representative: Joel Latto Jurisdiction: City of Prospect Council District: 16 -
Scott Reed Case Manager: Lacey Gabbard, AICP, Planner I

Development Review Committee

Staff Report

October 16, 2019



Case No:	19-MPLAT-0023
Project Name:	Tree Preservation Easement Shift
Location:	6510 Innisbrook Drive
Owner(s):	Stephanie Altobellis
Applicant:	Joel Latto
Jurisdiction:	City of Prospect
Council District:	16 – Scott Reed
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST(S)

- Record Plat Amendment

CASE SUMMARY/BACKGROUND

The subject site is in the R-4 Single-Family Residential Zoning District and Village Form District. The property is part of a recorded plat known as Innisbrook Subdivision Section 1, recorded at Plat Book 46, Page 53. The applicant is proposing to construct a 332.45 square foot addition on the rear of an existing single-family structure. The applicant is requesting a 15 foot reduction of Tree Preservation Easement Limit Line in order to accommodate the proposed addition. There is also an existing MSD easement on the property in which the applicant obtained an easement release from MSD.

STAFF FINDING

The plat is in order. Proper notification of the minor subdivision plat was sent to the affected parties in accordance with the Land Development Code section 7.1.91.B.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Record Plat Amendment**

NOTIFICATION

Date	Purpose of Notice	Recipients
10-4-2019	Hearing before DRC	1 st tier adjoining property owners
10-7-2019		Registered Neighborhood Groups in Council District 16

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



6510 Innisbrook Dr.
feet



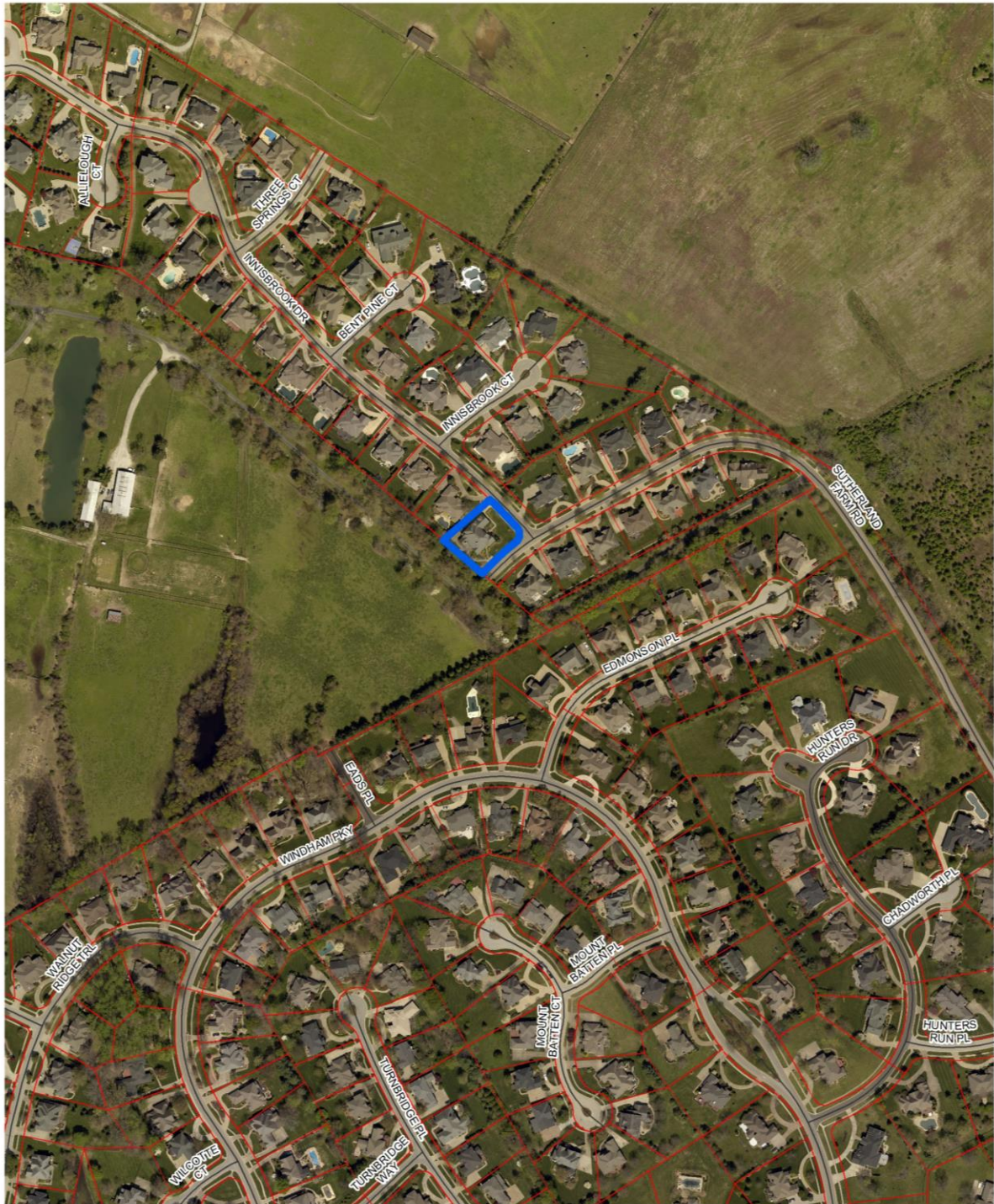
330

Map Created: 1/9/2019

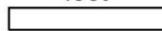


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JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

2. Aerial Photograph



6510 Innisbrook Dr.
feet



330

Map Created: 1/9/2019



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LOUISVILLE METRO GOVERNMENT and
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Certification of Acknowledgment

Commonwealth of Kentucky

County of Jefferson

I, Sabrina Glass, a Notary Public in and for the County aforesaid
do hereby certify that the foregoing plat of Tree Preservation Limit Shiftwas this day presented to me by Stephanie Altobellis, known to me, who executed these Certificates in
my presence and acknowledges it to be her (her, his, their) free act and deed.Witness my hand and seal this 13th day of September, 2019.My Commission expires: 23rd day of July, 2022.[Signature]
Notary Public

SABRINA GLASS
Notary Public
Kentucky - State at Large
My Commission Expires Jul 23, 2022

Certificate of Ownership and Dedication(This certificate must be signed by the owner(s) of all property shown on the plat. Separate certificates
for each owner may be used.)This is to certify that the undersigned is the owner of the land shown on this plat and hereby
acknowledges the same to be the plat of Tree Preservation Limit Shift[for a major plat, fill in subdivision name; for a minor plat, fill in the owner's name(s) and deed book(s)
and page(s)] and does hereby dedicate to public use N/A
shown thereon.[Signature]
Owner(s) Signature_____
Owner(s) Signature_____
Owner(s) Signature_____
Address**Zoning Certificate**

This certificate must be signed by the owner(s) of all property shown on the plat.

With the exception of those existing encroachments which are not affected by the actions of this plat and
are noted hereon, 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 Form District
Regulations. With the exception of those encroachments noted on the face of the plat, any such
buildings or improvements not in compliance with the Form District Regulations have been granted all
necessary variances by the Board of Zoning Adjustment as described in Docket No. _____ or
documentation of the existence of the buildings or improvements prior to the adoption of the applicable
regulations has been submitted to Planning Commission staff.[Signature]
Owner(s) Signature

SET 5/8"X18" REBAR
 & CAP STAMPED
 "JOEL LATTO
 KY PLS 3466"

 FOUND MONUMENT
 (As noted)

 -R/W- RIGHT OF WAY

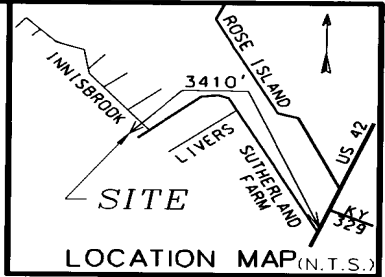
 -P/L- PROPERTY LINE

 B/L BUILDING LIMIT

 EP EDGE OF PAVEMENT

NOTES:

- DOCKET NUMBER: _____



ADJOINER
RANDOLPH B. GETZ
KIMBERLE K. GETZ
D.B. 10840, PG. 187
LOT 9

ADJOINER
MARJORIE M. MCCALL
W.A.B. 700, PG. 587

1.5 STORY BRICK
#6510 INNISBROOK DR.
OWNER
STEPHANIE ALTOBELLIS
D.B. 10387, PG. 115
(LOT 8 OF P.B. 46,
PG. 53 & 54)
18537.9 SQ. FT
0.4256 ACRES +/-

PROPOSED
ADDITION
14' 8"

EXISTING PLANTINGS
ARE WITHIN THE
REMAINING 10' T.P.E.

AMENDED VARIABLE
SEW. & DRAIN EASE.
PER D.B. 11487, PG. 131

DRAWING SCALE: 1" = 30'

19-MPLAT-0023

IPC #3259 PLATE
D.M.. ROTATE
AMENDED LIMIT OF
TREE PRESERVATION
LIMIT (FROM 25' TO 10')
EXIST. 25' TREE
PRESERVATION
EASEMENT
[LINE TO BE SHIFTED
PER THIS PLAT]

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF A RANDOM TRAVERSE WITH SIDESHOTS. THE PRECISION RATIO OF SAID TRAVERSE WAS 1/35,096 AND WAS NOT ADJUSTED. THIS BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT MEETS OR EXCEEDS THE STANDARDS OF GOVERNING AUTHORITIES FOR A URBAN SURVEY PER 201-KAR-18-150.

JOEL B. LATTO, KY PLS #3466 DATE June 13, 2019

JOB: 18-2771

STATE OF KENTUCKY
JOEL B.
LATTO
3466
LICENSED
PROFESSIONAL
LAND SURVEYOR

Ops

Engineering LLC

4530 BISHOP LANE, STE. 109
LOUISVILLE, KY 40218
PHONE (502) 451-1855
WWW.OPSPPLUS.NET

THIS DOCUMENT COMPLIES WITH 201.KAR.18:150

09-19-2019