



Louisville Metro Government

Old Jail Auditorium
514 W. Liberty St.
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, March 7, 2016

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [Minutes_020116](#)
Approval of the minutes of the meeting held on Feb. 1, 2016
2. [Minutes_021516](#)
Approval of the minutes of the meeting held on February 15, 2016

Business Session

3. [15VARIANCE1089](#)
Request: Private yard variance on resultant Tracts 1 and 2
Project Name: Two L Properties, LLC.
Location: 1662 W. Kentucky St
Owner: Two L Properties, LLC.
Applicant: Two L Properties, LLC.
Representative: Bert M. Edwards
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Joel P. Dock, Planner I
(Deferred from February 15, 2016)
4. [15VARIANCE1087](#)
Request: Protected Waterway Buffer Variance for Little Goose Creek
Project Name: 4319 Barbour Lane
Location: 4319 Barbour Lane
Owner: CFA Sunnyview, LLC..
Applicant: CFA Sunnyview, LLC.
Representative: BlueStone Engineers, PLLC.
Jurisdiction: Louisville Metro
Council District: 16 - Kelly Downard
Case Manager: Joel P. Dock, Planner I
(Deferred from February 15, 2016)

5. [16VARIANCE1000](#)

Request: Variances to allow encroachments into required yards
Project Name: Glenmary Pointe Apartments
Location: 11304 Professional Park Drive
Owner: Pleasants Mason Group, LLC & Othober Custom Homes
Applicant: Blue Stone Engineers, PLLC
Representative: Christopher Crumpton
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Laura Mattingly-Humphrey, Planner I
(Deferred from February 15, 2016)

Public Hearing**6. [15CUP1042](#)**

Request: Conditional Use Permit to allow off-street parking in an OR-1 zoning district and landscape waivers
Project Name: Texas Roadhouse
Location: 3332 Old Outer Loop
Owner: Texas Roadhouse Holdings, LLC
Applicant: Texas Roadhouse Holdings, LLC
Representative: Marisa Kolman
Jurisdiction: Louisville Metro
Council District: 13 - Marianne Butler
Case Manager: Jon E. Crumbie, Planning and Design Coordinator
(CONTINUED FROM FEBRUARY 15, 2016)

7. [16VARIANCE1001](#)

Request: Variance request to allow proposed new garage (rear yard) to have 4 foot setback instead of the required 5 feet setback, Variance to allow the side yard setback to be less than the required 3 foot.
Project Name: 1627 Ruth Avenue
Location: 1627 Ruth Avenue
Owner: Mary Anne Hauck
Applicant: Brad Abell
Representative: Brad Abell
Jurisdiction: Louisville Metro
Council District: 8 - Tom Owen
Case Manager: Ross Allen, Planner I
(CONTINUED FROM FEBRUARY 15, 2016)

8. [16VARIANCE1008](#)

Request: Variance from the Land Development Code to allow a proposed fence to exceed the maximum height requirement

Project Name: Café Press

Location: 11909 Shelbyville Road

Owner: Café Press, Inc.

Applicant: Café Press, Inc.

Representative: William B. Bardenwerper

Jurisdiction: Middletown

Council District: 19 - Julie Denton

Case Manager: Jon E. Crumbie, Planning and Design Coordinator

9. [16VARIANCE1007](#)

Request: Variances to allow encroachments into required yards

Project Name: 514 Baxter Avenue

Location: 509 & 514 Baxter Avenue

Owner: 514 Baxter Avenue, Inc

Applicant: John Thomas, Sabak, Wilson, & Lingo, Inc

Representative: John Thomas, Sabak, Wilson, & Lingo, Inc

Jurisdiction: Louisville Metro

Council District: 4- David Tandy

Case Manager: Laura Mattingly-Humphrey, Planner I

10. [16VARIANCE1004](#)

Request: Variance from the Land Development Code to allow a proposed rear addition to the principal structure to encroach into the side yards setbacks.

Project Name: 1784 Mellwood Avenue

Location: 1784 Mellwood Avenue

Owner: Jason and Betty Nunn

Applicant: Stefan Rumancik - Designer Builders

Representative: Stefan Rumancik - Designer Builders

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Ross Allen, Planner I

11. [16VARIANCE1006](#)

Request: Variance from the Land Development Code to allow an existing two story addition to encroach into the side yard setback.

Project Name: 1124 East Burnett Avenue
Location: 1124 East Burnett Avenue
Owner: Eric Toohey
Applicant: Kathy Matheny - Cardinal Surveying
Representative: Kathy Matheny - Cardinal Surveying
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Ross Allen, Planner I

12. [15VARIANCE1081](#)

Request: Variances from the Land Development Code to allow an existing freestanding sign to exceed the maximum height and size

Project Name: Arby's
Location: 11488 Preston Highway
Owner: BBM - I Properties, LLC
Applicant: BBM - I Properties, LLC
Representative: Chris Bowling
Jurisdiction: Louisville Metro
Council District: 13 - Vicki Aubrey Welch
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

13. [15CUP1046](#)

Request: Conditional Use Permit and Variances to allow off-street parking in an R-4 zoning district

Project Name: Norton Medical Office Building Off-Street Parking
Location: 1001 Breckenridge Lane
Owner: Keges Realty Corp., Louges Investment Corp., Lumax Realty Corp., and Tomlin Development Corp.

Applicant: Norton Properties, Inc.
Representative: Michael Tigue
Jurisdiction: St. Matthews
Council District: 26 - Brent Ackerson
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

14. [15CUP1049](#)

Request: Modification of a Conditional Use Permit, variances, and a landscape waiver to allow the expansion of an existing hospital

Project Name: Norton Audubon Hospital expansion

Location: One Audubon Plaza Drive

Owner: HCP Louisville, Inc.

Applicant: Norton Hospitals, Inc.

Representative: Michael Tigue

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jon E. Crumbie, Planning and Design Coordinator

15. [15VARIANCE1062](#)

Request: Variance from the Land Development Code to allow a proposed dumpster to encroach into the required side yard, and landscape waivers.

Project Name: Louisville Islamic Center

Location: 4104 River Road

Owner: Louisville Islamic Center, Inc

Applicant: Ozair Shariff, Board Member

Representative: Cliff Ashburner, Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 7- Angela Leet

Case Manager: Sherie' Long, Landscape Architect

(CONTINUED FROM NOVEMBER 16, 2016; DECEMBER 7, 2016 AND FEBRUARY 1, 2016)

Adjournment