



Louisville Metro Government

Metro Development Center
444 S. 5th Street,
Conference Rm. 101
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, April 21, 2014

8:30 AM

Metro Development Center

Call To Order

Approval Of Minutes

1. [Minutes_040714](#)

Approval of the minutes of the meeting held on April 7, 2014

Business Session

2. [14CUP1001](#)

Request:	Modified Conditional Use Permit to allow 6 additional duplexes in place of the memory care facility, for a total of twelve duplexes
Project Name:	Trilogy Healthcare
Location:	12812 Westport Road
Owner:	Louisville Healthcare Partners
Applicant:	Trilogy Health Services, LLC
Representative:	Glenn Price
Jurisdiction:	Louisville Metro
Council District:	17-Glen Stuckel
Case Manager:	Jon E. Crumby, Planner II

3. **B-18850-13**

Request:	Modified Conditional Use Permit to allow a change in timing
Project Name:	Maryhurst Campus Redevelopment
Location:	1015 Dorsey Lane
Owner:	Maryhurst
Applicant:	Maryhurst, Judy Lambeth, President and CEO
Representative:	Urban 1, LLC, Charles Cash
Jurisdiction:	Louisville Metro
Council District:	18, Marilyn Parker
Case Manager:	Steve Hendrix, Planning Supervisor

Public Hearing

4. [14VARIANCE1005](#)

Request: Variance to allow 77" fence to remain in front yard, where only 48" fencing is permitted, per LDC

Project Name: Fence

Location: 5228 Mercury Drive

Owner: Lois Ann Koontz, Robert and Ann Gutterman

Applicant: Robert Gutterman

Representative: Same as Applicant

Jurisdiction: Metro Louisville

Council District: 12-Rick Blackwell

Case Manager: Jessica Butler, Planner I/Steve Hendrix

(CONTINUED FROM MARCH 3, 2014)

5. [14VARIANCE1016](#)

Request: Variance to allow the proposed building to exceed the maximum setback of 0 feet

Project Name: East Oak Street Laundromat and Grocery

Location: 331 East Oak Street

Owner: MWA Investments, LLC

Applicant: Samir Faraj

Representative: Mike Evans

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Matthew R. Doyle, Planner I

(CONTINUED FROM APRIL 7, 2014)

6. [14VARIANCE1023](#)

Request: Variances to allow parking/maneuvering, a dumpster, and a small building to encroach into the required setbacks and being in the City of Lyndon.

Project Name: McDonald's Ormsby Station

Location: 9901 Ormsby Station Rd.

Owner: Marshall Realty Company

Applicant: American Engineers, Inc.

Representative: American Engineers, Inc.

Jurisdiction: Lyndon

Council District: 18 - Marilyn Parker

Case Manager: David B. Wagner - Planner II

(CONTINUED FROM APRIL 7, 2014)

7. [14VARIANCE1026](#)

Request: Variance to allow proposed vehicle parking and maneuvering within the required 50 foot setback adjacent to residential property

Project Name: Christ Church United Methodist Parking Lot Expansion

Location: 4614 Brownsboro Road

Owner: Christ Church United Methodist

Applicant: Christ Church United Methodist

Representative: John Campbell, Heritage Engineering

Jurisdiction: City of Windy Hills

Council District: 7 - Ken Fleming

Case Manager: Sherie' Long, Landscape Architect

8. [14VARIANCE1020](#)

Request: Variance to allow a proposed structure to encroach into the Squires Lane required front yard

Project Name: Proposed House

Location: 11801 Woodland Road.

Owner: Joe Pepper

Applicant: Christopher Eldridge, Prestige Builders

Representative: Christopher Eldridge, Prestige Builders

Jurisdiction: City of Anchorage

Council District: 17 - Glen Stuckel

Case Manager: Sherie' Long, Landscape Architect

9. [14CUP1002](#)

Request: Conditional Use Permit to allow outdoor alcohol sales and consumption

Project Name: Valley Commons II- Restaurant

Location: 10626 Dixie Hwy.

Owner: Valley Commons II,LLC.

Applicant: Nicklies Development

Representative: Same

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Latondra Yates, Planner II

10. [13CUP1000](#)

Request: Conditional Use Permit to allow an athletic facility in an M-3 zoning district

Project Name: Louisville Soccer

Location: 3001 Stober Road

Owner: Louisville Soccer Alliance

Applicant: Louisville Soccer Alliance

Representative: Michael E. Hayes

Jurisdiction: City of Watterson Park

Council District: 10-Jim King

Case Manager: Jon E. Crumby, Planner II

11. [14DEVPLAN1034](#)

Request: Variance to eliminate the required private yard, Land Development Code Waivers and a Category 3 Plan for construction of a multi-family development

Project Name: Multi-Family Housing

Location: 2998-2032 Frankfort Ave., 113 N. Bellaire Ave.

Owner: Windhorst Investments, LTD. and Ready Electric

Applicant: Milhaus Development

Representative: Glenn Price, Frost Brown Todd LLC.

Jurisdiction: Louisville Metro

Council District: 9 - Tina Ward Pugh

Case Manager: Latondra Yates, Planner II

Adjournment