



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Monday, September 21, 2015

8:30 AM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [Minutes\\_081715](#)  
Approval of the minutes of the meeting held on August 17, 2015
2. [Minutes\\_082415](#)  
Approval of the minutes of the Special BOZA Hearing held on Aug. 24, 2015

#### Business Session

3. [13CUP1011](#)  
Request: Status Report as per condition #5 of 13CUP1011, heard by the Board on March 17, 2014  
Project Name: Equipment Report  
Location: 1200 Story Avenue  
Owner: JBS USA, LLC & Swift Pork Company  
Applicant: John Cliff, Vice President & General Manager  
Representative: Glenn Price, Frost Brown Todd LLC  
Jurisdiction: Louisville Metro  
Council District: 4 - David Tandy  
Case Manager: Steve Hendrix, Planning Supervisor
4. [15CUP1033](#)  
Request: Modified Conditional Use Permit application to allow a the relocation of proposed entrance, reduce the square footage of structures and parking area  
Project Name: Pet Station Country Club  
Location: 4802 and 4804 Murphy Lane  
Owner: Daniel Watson and Donna Campbell  
Applicant: Jason Hunsucker  
Representative: John Campbell  
Jurisdiction: Louisville Metro  
Council District: 17- Glen Stuckel  
Case Manager: Jon E. Crumbie, Planner II

#### Public Hearing

**5. [15DEVPLAN1108](#)**

Request: Category 3 Review with Land Development Code variances and waivers

Project Name: West Louisville Food Port

Location: 3029 West Muhammad Ali Blvd.

Owner: Louisville/Jefferson County Metro Government

Applicant: Seed Capital KY

Representative: Kyle Galloway, Valenti Hanley & Robinson PLLC  
Sabak, Wilson & Lingo Inc.

Jurisdiction: Louisville Metro

Council District: 5 - Cheri Bryant Hamilton

Case Manager: Christopher Brown, Planner II

**6. [15VARIANCE1051](#)**

Request: Variance to allow the proposed building height to exceed the maximum 35' allowed

Project Name: Bush Farm Retirement Community

Location: 2400 Arnold Palmer Blvd.

Owner: LF Land Company, LLC

Applicant: Cameron General Contractors

Representative: Mindel, Scott & Associates, Inc.

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: David B. Wagner - Planner II

**7. [15VARIANCE1052](#)**

Request: Variance from the Land Development Code to allow a reduction in the required private yard.

Project Name: Roth New Elevator and Deck

Location: 2138 Baringer Avenue

Owner: David Roth

Applicant: Owner

Representative: Ted Bressoud, Bressoud Architecture

Jurisdiction: Louisville Metro

Council District: 8 - Tom Owen

Case Manager: Sherie' Long, Landscape Architect

**8. [15VARIANCE1056](#)**

Request: Variance from the Land Development Code to allow a proposed free-standing sign to exceed the maximum height.

Project Name: Signage

Location: 4405 Bardstown Road

Owner: Todd Grace

Applicant: Todd Grace

Representative: None

Jurisdiction: Louisville Metro

Council District: 2-Barbara Shanklin

Case Manager: Matthew Doyle, Planner II

(REMOVED BY STAFF)

**9. [15VARIANCE1054](#)**

Request: Variance from the Land Development Code to allow a proposed residential addition to encroach into the required front yard.

Project Name: Residential Addition

Location: 553 Wainwright Avenue

Owners: Frank & Brenda Mosser

Applicant: Same as owners

Representative: Taylor M. Hamilton, Atty.

Jurisdiction: Louisville Metro

Council District: 15-Marianne Butler

Case Manager: Matthew Doyle, Planner II

(REMOVED BY STAFF)

**10. [15VARIANCE1058](#)**

Request: Variance from the Land Development Code to allow an accessory structure to encroach into the required side yards.

Project Name: Residence

Location: 1702 Fernwood Avenue

Owner: Sarah H. Trinkle

Applicant: Sean Trinkle

Representative: Sean Trinkle

Jurisdiction: Louisville Metro

Council District: 8-Tom Owen

Case Manager: Matthew R. Doyle, Planner II

**11.** [15CUP1027](#)

Request: Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 Zoning District

Project Name: ZEGGZ Amazing Eggs

Location: 4600 Chamberlain Lane

Owner: ZEGGZ I, LLC

Applicant: ZEGGZ I, LLC

Representative: Jennifer Nix

Jurisdiction: Louisville Metro

Council District: 17- Glen Stuckel

Case Manager: Jon E. Crumbie, Planner II

**12.** [15CUP1028](#)

Request: Conditional Use Permit application to allow a rehabilitation home in a UN Zoning District

Project Name: Recovery on Clay

Location: 953 South Clay Street

Owner: South Clay Properties, LLC

Applicant: Marla Highbaugh

Representative: Ann Richard

Jurisdiction: Louisville Metro

Council District: 4- David Tandy

Case Manager: Jon E. Crumbie, Planner II

**13.** [15CUP1032](#)

Request: Conditional Use Permit application to allow off-street parking in a UN Zoning District

Project Name: Recovery on Clay

Location: 952 South Clay Street

Owner: South Clay Properties, LLC

Applicant: Marla Highbaugh

Representative: Ann Richard

Jurisdiction: Louisville Metro

Council District: 4- David Tandy

Case Manager: Jon E. Crumbie, Planner II

**14.** [14DEVPLAN1142](#)

Request: Category 3 Review; a variance from the Land Development Code to allow the proposed building not to be built at the zero setback along Dixie Highway; and a waiver not to provide a 3 foot masonry wall.

Project Name: YMCA  
Location: 1700 West Broadway  
Owner: Steve Tarver, YMCA of Greater Louisville  
Applicant: Owner  
Representative: Phil Gambrell, Lockett & Farley  
Jurisdiction: Louisville Metro  
Council District: 4 - David Tandy  
Case Manager: Sherie' Long, Landscape Architect

**15.** [15DEVPLAN1125](#)

Request: A Category 3 Review; a variance from the Land Development Code to allow a proposed building to exceed the maximum setback along Ray Avenue; and development waivers.

Project Name: Collegiate School Louisville  
Location: 2367, 2423, 2427, 2453, 2461, 2465 Glenmary Ave and 1108, 1110 Ray Avenue  
Owner: Louisville Collegiate School  
Applicant: Owner  
Representative: Bill Bardenwerper, Bardenwerper Talbott & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 8 - Tom Owen  
Case Manager: Sherie' Long, Landscape Architect

**Adjournment**