

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT**

OCTOBER 19, 2015

A meeting of the Louisville Metro Board of Zoning Adjustment was held at 8:40.A.M. on Monday, October 19, 2015, 514 West Liberty Street, Old Jail Building, Old Jail Court Room, Louisville, Kentucky.

Members present:

Mike Allendorf, Vice Chairperson
Rosalind Fishman, Secretary
Betty Jarboe
Lester Turner
Paul Bergmann

Members absent:

David Proffitt, Chairperson
Dean Tharp

Staff members present:

Emily Liu, Director, Planning & Design Services
Jonathan Baker, Legal Counsel
Joe Reverman, Planning Manager
Steve Hendrix, Planning Supervisor
Jon Crumbie, Planner II
Sherie Long, Landscape Architect
Beth Stevenson, Management Assistant

The following cases were heard:

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APPROVAL OF MINUTES

OCTOBER 5, 2015 BOARD OF ZONING ADJUSTMENT MEETING MINUTES

On a motion by Member Bergmann, seconded by Member Fishman, the following resolution was adopted:

RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **APPROVE** the minutes of the meeting held on October 5, 2015.

YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.

NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt and Tharp.

ABSTAINING: No one.

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NEW BUSINESS:

CASE NO. 15VARIANCE1065

Request: Variance from the Development Code to allow a proposed detached garage to encroach into the required side yard and to exceed 30% of the required rear yard.

Project Name: Residential

Location: 503 Eline Avenue

Owner: Adam Bauer
503 Eline Avenue
Louisville, KY 40207

Applicant: Same as Owner

Jurisdiction: St. Matthews

COUNCIL DISTRICT 9—Bill Hollander
Staff Case Manager: Jon Crumbie, Planner II

Notice of this public hearing was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicant.

The staff report prepared for this case was incorporated into the record. The Board members received this report in advance of the hearing, and was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Planning and Design Services offices located at 444 S. 5th Street).

Agency Testimony:

Staff Case Manager, Jon Crumbie discussed the case summary, standard of review and staff analysis from the staff report. He said the applicant is proposing to remove the existing dilapidated garage and replace it with a new 576 SF garage. Mr. Crumbie said the applicant needs to discuss where the gutters and downspouts will be located.

The following spoke in favor of this request:
Adam Bauer.

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Summary of testimony of those in favor:

Adam Bauer, the owner, said they will be removing the existing patio to accommodate the new garage. He said the gutters and downspouts will be pointing away from his neighbors.

The following spoke neither for nor against the request:

No one.

Summary of testimony of those who spoke neither for nor against:

No one.

The following spoke in opposition to this request:

No one.

Summary of testimony of those in opposition:

No one.

Deliberation:

Board of Zoning Adjustment deliberation.

An audio/visual recording of the Board of Zoning Adjustment hearing related to this case is available in the Planning & Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the October 19, 2015 public hearing proceedings.

Variance—To allow a proposed detached garage to encroach into the required side yard:

After the public hearing in open business session, on a motion by Member Fishman, seconded by Member Jarboe, the following resolution was adopted:

WHEREAS, the Board finds from the file of this case, the staff report including the standard of review and additional considerations, where the four standard of review requirements control over the additional considerations; the site plan; the PowerPoint presentations; the evidence, testimony and discussion at the public hearing that the applicant is requesting a variance from the Development Code to allow a proposed detached garage to be 2 feet from the side property line (requirement 5 feet; a variance of 3 feet); and

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WHEREAS, the Board finds that the requested variance will not adversely affect the public health, safety or welfare because the proposed garage will be less of an encroachment than the existing condition on site; and

WHEREAS, the Board finds that the variance will not alter the essential character of the general vicinity because the proposed garage will be compatible in size and style with the existing structure and surrounding residential area; and

WHEREAS, the Board finds that the variance will not cause a hazard or nuisance to the public because the proposed garage will be farther away from adjacent properties than the current garage; and

WHEREAS, the Board finds that the variance will not allow an unreasonable circumvention of the zoning regulations because there are similar encroachments of this type throughout the surrounding area; and

WHEREAS, the Board finds that the variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone because the lot and existing structures in the subdivision were designed prior to the adoption of the current zoning regulations; and

WHEREAS, the Board finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship because the existing garage is dilapidated and a new one will be built to replace it and improve the property; and

WHEREAS, the Board finds that the circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought because the existing garage is dilapidated and uninhabitable; and because the new garage will improve the property;

RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **GRANT** the variance to allow a proposed detached new garage to be 2 feet from the side yard.

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YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.

**NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt
and Tharp.**

ABSTAINING: No one.

**Variance—To allow a proposed detached garage to exceed 30% of the
required rear yard:**

On a motion by Member Fishman, seconded by Member Jarboe, the following resolution was adopted:

WHEREAS, the Board finds from the file of this case, the staff report including the standard of review and additional considerations, where the four standard of review requirements control over the additional considerations; the site plan; the PowerPoint presentations; the evidence, testimony and discussion at the public hearing that the applicant is requesting a variance from the Development Code to allow a proposed detached garage to exceed 30% of the required rear yard to 480 SF (requirement 375 SF or a variance of 105 SF); and

WHEREAS, the Board finds that the requested variance will not adversely affect the public health, safety or welfare because the proposed garage will be less of an encroachment than the existing condition on site; and

WHEREAS, the Board finds that the variance will not alter the essential character of the general vicinity because the proposed garage will be compatible in size and style with the existing structure and surrounding residential area; and

WHEREAS, the Board finds that the variance will not cause a hazard or nuisance to the public because the proposed garage will be farther away from adjacent properties than the current garage; and

WHEREAS, the Board finds that the variance will not allow an unreasonable circumvention of the zoning regulations because there are similar encroachments of this type throughout the surrounding area; and

WHEREAS, the Board finds that the requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the

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same zone because the lot and existing structures in the subdivision were designed prior to the adoption of the current zoning regulations; and

WHEREAS, the Board finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship because the existing garage is dilapidated and a new one will be built to replace it and improve the property; and

WHEREAS, the Board finds that the circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought because the existing garage is dilapidated and uninhabitable; and because the new garage will improve the property;

RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **GRANT** the variance to allow the rear yard to be 480 square feet.

YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.

NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt and Tharp.

ABSTAINING: No one.

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NEW BUSINESS:

CASE NO. 15VARIANCE1067

Request: Variances from the Land Development Code to allow a proposed house addition to encroach into the required side yards.

Project Name: House Addition

Location: 1006 Samuel Street

Owners: Steven & Rebecca LeClair
11710 Frank Avenue
Louisville, KY 40243

Applicants: Same as Owners

Representative: No one

Jurisdiction: Louisville Metro

COUNCIL DISTRICT 10—Steve Magre
Staff Case Manager: Sherie' Long, Landscape Architect

Notice of this public hearing was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicant.

The staff report prepared for this case was incorporated into the record. The Board members received this report in advance of the hearing, and was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Planning and Design Services offices located at 444 S. 5th Street).

Agency Testimony:

Staff Case Manager, Sherie' Long discussed the case summary, standard of review and staff analysis from the staff report. She said the applicant is building a new structure on the existing foundation; and renovating a portion of the existing structure.

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The following spoke in favor of this request:
Steven LeClair.

Summary of testimony of those in favor:

Steven LeClair, the owner, said he bought the property four months ago and realized that part of the house is dilapidated and uninhabitable. He said he was told by Codes and Regulations that he needed a variance prior to receiving a building permit. Mr. LeClair said he was told he could receive his permit prior to the minutes being approved so he can fix it before inclement weather.

The following spoke neither for nor against the request:
No one.

Summary of testimony of those who spoke neither for nor against:
No one.

The following spoke in opposition to this request:
No one.

Summary of testimony of those in opposition:
No one.

Deliberation:

Member Fishman said it's nice that he's fixing up the property.

An audio/visual recording of the Board of Zoning Adjustment hearing related to this case is available in the Planning & Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the October 19, 2015 public hearing proceedings.

Variations—To allow a proposed house addition to encroach into the required side yards:

After the public hearing in open business session, on a motion by Member Jarboe, seconded by Member Fishman, the following resolution was adopted:

WHEREAS, the Board finds from the file of this case, the staff report including the standard of review and additional considerations, where the four standard of

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review requirements control over the additional considerations; the site plan; the PowerPoint presentations; the evidence, testimony and discussion at the public hearing that the applicant is requesting variances from Chapter 5, Section 5.4.1.C.6.b of the Land Development Code to allow a proposed house to be 0.6 feet from the northwest property line and 2.5 feet from the southeast property line (requirement 3 feet; or variances of 2.4 feet and 0.5 feet); and

WHEREAS, the Board finds that the requested variance will not adversely affect the public health, safety or welfare because the new addition will be the same distance from the adjacent property as the existing house; and because the proposed gutter will be contained within the subject property; and because downspouts will not be pointing toward the adjacent property owners; and

WHEREAS, the Board finds that the variance will not alter the essential character of the general vicinity because the new addition is located on the foundation of the addition which was removed; and because the location of the new addition is similar to other homes in the area; and because the construction materials will be similar to what exists in the neighborhood; and

WHEREAS, the Board finds that the variance will not cause a hazard or nuisance to the public because the new addition is in the rear of the property and will be located on the foundation of the original structure; and

WHEREAS, the Board finds that the variance will not allow an unreasonable circumvention of the zoning regulations because the new addition will be built on the existing foundation; and because there are other homes in the area which are located close to the side property lines with little or no setback being provided; and

WHEREAS, the Board finds that the variance arises from special circumstances which do not generally apply to land in the general vicinity because the lot is very narrow like other lots in the area with little or no setback being provided; and

WHEREAS, the Board finds that the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant because the proposed foundation would have to be removed and rebuilt; and

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WHEREAS, the Board finds that the circumstances are not the result of actions of the applicant since the existing foundation is to remain in place being reused for the new construction;

RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **GRANT** the variances.

The variances allow:

1. The proposed house addition to be 0.6 feet from the northwest property line.
2. The proposed house addition to be 2.5 feet from the southeast property line.

YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.

NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt and Tharp.

ABSTAINING: No one.

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NEW BUSINESS:

CASE NO. 15VARIANCE1066

Request: Variance from the Land Development Code to allow a proposed addition to encroach into the required street side yard along Valletta Road.

Project Name: Residence

Location: 2530 Woodbourne Avenue

Owners: James & Lorena Stierle
2530 Woodbourne Avenue
Louisville, KY 40205

Applicants: Same as Owners

Representative: Del Prince Designs, LLC
Anne Del Prince, Architect
640 Country Club Road
Louisville, KY 40206

Jurisdiction: Louisville Metro

COUNCIL DISTRICT 8—Tom Owen

Staff Case Manager: Jon Crumbie, Planner II

Notice of this public hearing was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicant.

The staff report prepared for this case was incorporated into the record. The Board members received this report in advance of the hearing, and was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Planning and Design Services offices located at 444 S. 5th Street).

Agency Testimony:

Staff Case Manager, Jon Crumbie discussed the case summary, standard of review and staff analysis from the staff report. He said the applicant is proposing

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to add a bedroom and sunroom addition which will be approximately 474 square feet. Member Fishman asked if the materials would be brick.

The following spoke in favor of this request:
Anne Del Prince.

Summary of testimony of those in favor:
Anne Del Prince, the applicant's representative, said the addition will be brick.

The following spoke neither for nor against the request:
No one.

Summary of testimony of those who spoke neither for nor against:
No one.

The following spoke in opposition to this request:
No one.

Summary of testimony of those in opposition:
No one.

Deliberation:
Board of Zoning Adjustment deliberation.

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Variance—To allow a proposed addition to encroach into the required street side yard:

After the public hearing in open business session, on a motion by Member Jarboe, seconded by Member Fishman, the following resolution was adopted:

WHEREAS, the Board finds from the file of this case, the staff report including the standard of review and additional considerations, where the four standard of review requirements control over the additional considerations; the site plan; the

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PowerPoint presentations; the evidence including the applicant's justification statement, testimony and discussion at the public hearing that the applicant is requesting a variance from the Land Development Code to allow a proposed addition to be 14' 11" from the Valletta Road street side yard (requirement 30' or a variance of 15' 1"); and

WHEREAS, the Board finds that the requested variance will not adversely affect the public health, safety or welfare because the proposed addition will not cause a sight distance problem for motorists or pedestrians along Valletta Road; and

WHEREAS, the Board finds that the variance will not alter the essential character of the general vicinity because the proposed addition will be compatible with the existing structure using brick; and

WHEREAS, the Board finds that the variance will not cause a hazard or nuisance to the public because the proposed addition will be approximately 30 feet from the Valletta Road edge of pavement; and

WHEREAS, the Board finds that the variance will not allow an unreasonable circumvention of the zoning regulations because there are similar encroachments of this type throughout the surrounding area; and

WHEREAS, the Board finds that the variance arises from special circumstances which do not generally apply to land in the general vicinity because the house was positioned on the corner property prior to purchase and part of the house is already encroaching into the required setback; and because architecturally, the location of the addition makes the most sense; and

WHEREAS, the Board finds that the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant because it would deprive the owner of a first floor bedroom to make long term living at the home possible; and

WHEREAS, the Board finds that the circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought because the house was positioned on the corner property prior to purchase, and part of the house is already encroaching into the required setback;

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RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **GRANT** the variance to allow the proposed addition to be 14' 11" from the Valletta Road street side property line.

YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.

NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt and Tharp.

ABSTAINING: No one.

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NEW BUSINESS:

CASE NO. 15VARIANCE1068

Request: Variance from the Land Development Code to allow a proposed garage addition to encroach into the required infill side yard.

Project Name: New Attached Garage

Location: 5510 Johnsontown Road

Owners: Paul & Julie Pauken
5510 Johnsontown Road
Louisville, KY 40272

Applicants: Same as Owners

Representative: Tom Garrison
c/o Paul & Julie Pauken
5510 Johnsontown Road
Louisville, KY 40272

Jurisdiction: Louisville Metro

COUNCIL DISTRICT 14—Cindi Fowler

Staff Case Manager: Sherie' Long, Landscape Architect

Notice of this public hearing was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicant.

The staff report prepared for this case was incorporated into the record. The Board members received this report in advance of the hearing, and was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Planning and Design Services offices located at 444 S. 5th Street).

Agency Testimony:

Staff Case Manager, Sherie Long discussed the case summary, standard of review and staff analysis from the staff report. She said the applicant is proposing the construction of an attached garage on the west side of the existing

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house. The Board had questions about the LG&E meter and breaker box new location. Member Turner also asked if an overhang or gutters will encroach into neighbors' properties. Ms. Long said she is unclear where the gutters will be placed.

The following spoke in favor of this request:
Tom Garrison.

Summary of testimony of those in favor:

Tom Garrison, the applicant's representative, said the owners want to take out the concrete that is in front of the house and turn it into green space for a yard. He said he thinks there was a business here previously. Mr. Garrison explained where the garage would be attached; and said the LG&E meter would remain outside and the breaker box would be in the new garage. Member Bergmann noticed that the site plan doesn't match the drawing. Mr. Garrison agreed to correct the survey and the site plan.

The following spoke neither for nor against the request:
No one.

Summary of testimony of those who spoke neither for nor against:
No one.

The following spoke in opposition to this request:
No one.

Summary of testimony of those in opposition:
No one.

Deliberation:

Member Allendorf said the dimensions need to be corrected. Ms. Long said the owner will correct the site plan and the survey.

An audio/visual recording of the Board of Zoning Adjustment hearing related to this case is available in the Planning & Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the October 19, 2015 public hearing proceedings.

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Variance—To allow a proposed garage addition to encroach into the required west infill side yard:

After the public hearing in open business session, on a motion by Member Fishman, seconded by Member Jarboe, the following resolution was adopted:

WHEREAS, the Board finds from the file of this case, the staff report including the standard of review and additional considerations, where the four standard of review requirements control over the additional considerations; the site plan; the PowerPoint presentations; the evidence, testimony and discussion at the public hearing that the applicant is requesting a variance from Chapter 5, Section 5.3.1.C.1.a.i and 5.4.2.C.1 of the Land Development Code to allow a proposed garage to be 3.9 feet from the west side property line (requirement 15 feet; a variance of 11.1 feet); and

WHEREAS, the Board finds that the requested variance will not adversely affect the public health, safety or welfare because the new attached garage will be located beyond the front setback and more than 3 feet from the common property line and existing privacy fence; and because the proposed footer, overhang and gutter will be contained within the subject property; and

WHEREAS, the Board finds that the variance will not alter the essential character of the general vicinity because the new attached garage will be constructed with similar materials already being used in the area; and because the proposed location of the attached garage is similar to other houses in the vicinity; and

WHEREAS, the Board finds that the variance will not cause a hazard or nuisance to the public because the new attached garage is located beyond the front yard setback and there is sufficient room for the footer, overhang and gutter to be contained within the subject property; and

WHEREAS, the Board finds that the variance will not allow an unreasonable circumvention of the zoning regulations because there are

WHEREAS, the Board finds that the variance arises from special circumstances which do not generally apply to land in the general vicinity because the subject property was previously used for a business that had a large concrete parking area in the front; and because the owner will be tearing up the concrete and add grass and landscaping to restore the single family residential appearance; and

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WHEREAS, the Board finds that the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant because they could not restore part of the parking area with a lawn, nor build the garage which will increase the value and enhance the appearance; and

WHEREAS, the Board finds that the circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought because the applicant is requesting a variance prior to beginning any construction;

RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **GRANT** the variance to allow a proposed garage addition to be 3.9 feet from the west property line.

YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.

NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt and Tharp.

ABSTAINING: No one.

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NEW BUSINESS:

CASE NO. 14CUP1003

Request: Conditional Use Permit to allow a potentially hazardous or nuisance use (proposed staging lot for trucks and trailers in an M-3 zoning district).

Project Name: Truck Staging

Location: 151 & 201 Cabel Street

Owners: Swift Pork Company
1770 Promontory Circle
Greeley, CO 80634

Louisville Gas & Electric Company
S. L. Cockerill, Director of Operating Services
220 West Main Street
Louisville, KY 40202

Metropolitan Sewer District
c/o Chief Engineer
700 W. Liberty Street
Louisville, KY 40203

Applicant: JBS USA, LLC & Swift Pork Company
John W. Cliff, Vice President & General Manager
1046 East Chestnut Street
Louisville, KY 40204

Attorneys: Frost Brown Todd, LLC
Glenn Price, Esq. & Bart Greenwall, Esq.
400 W. Market Street, Suite 3200
Louisville, KY 40202

Representative: QK4
David Reed, PE & Ashley Bartley, RLA
1046 East Chestnut Street
Louisville, KY 40204

Jurisdiction: Louisville Metro

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NEW BUSINESS:

CASE NO. 14CUP1003

**COUNCIL DISTRICT 4—David Tandy
Staff Case Manager: Steve Hendrix, Planning Supervisor
(CONTINUED FROM AUGUST 24, 2015)**

The staff report prepared for this case was incorporated into the record. The Board members received this report in advance of the hearing, and was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Planning and Design Services offices located at 444 S. 5th Street).

Agency Testimony:
None

The following spoke in favor of this request:
Glenn Price, Esq.

Summary of testimony of those in favor:
Glenn Price, the applicant's attorney, asked if the Board could continue this case until all Board members can be present. He said he turned in some of their information in after the deadline, but was beyond his control.

Jon Baker, the Board's legal counsel, asked why he submitted information late. Mr. Price said he submitted a revised plan last Friday which still needs agency review; and that it took some time to complete the Air Quality Report. He said they are not purposefully trying to hold anything up. Mr. Price said he would also like to meet with the opposition to craft some conditions of approval.

The following spoke neither for nor against the request:
No one.

Summary of testimony of those who spoke neither for nor against:
No one.

The following spoke in opposition to this request:
Jonathan Salomon, Attorney, Tachau Meek, PLC 3600 National City Tower, 101 S. Fifth Street, Louisville, KY 40202

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Summary of testimony of those in opposition:

Jonathan Salomon, Attorney for the Butchertown Neighborhood Association, said he also agreed the hearing should be continued so all the Board members could be present. He said his primary concern is receiving new information and not having time to review it; and that the revised plan has not been reviewed by public agencies.

DISCUSSION:

Member Allendorf agreed that they should continue this case for the new information to be reviewed. He said he is glad that the applicant and neighborhood association are willing to work together. Mr. Baker said the Board could hold a special hearing for this case. All parties agreed to November 30, 2015; at 8:30 a.m. and that information to be considered will be submitted to staff at close of business on Monday, November 2, 2015.

An audio/visual recording of the Board of Zoning Adjustment hearing related to this case is available in the Planning & Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the October 19, 2015 public hearing proceedings.

On a motion by Member Jarboe, seconded by Member Fishman, the following resolution was adopted:

RESOLVED, that the Louisville Metro Board of Zoning Adjustment does hereby **CONTINUE** this case to a special hearing on **NOVEMBER 30, 2015**; and

BE IT FURTHER RESOLVED, that any information to be considered for this case be submitted to staff at the close of business on **NOVEMBER 2, 2015**.

YES: Members Fishman, Jarboe, Allendorf, Bergmann and Turner.

NO: No one.


NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Proffitt and Tharp.

ABSTAINING: No one.

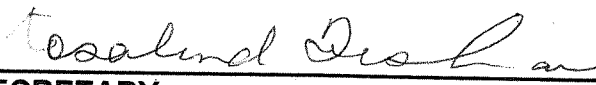
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The meeting adjourned at 10:06 a.m.



CHAIRPERSON



SECRETARY

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice G. D. C. ..."