



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, June 15, 2015

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [Minutes_060115](#)

Approval of the Minutes of the meeting held on June 1, 2015

Attachments: [June 1st](#)

Business Session

2. [15VARIANCE1027](#)

Request: Variance from the Land Development Code to allow a proposed building to exceed the 80' maximum building setback

Project Name: Aloft Hotel

Location: 10700 Westport Road

Owner: Indian Springs, LLC

Applicant: Indian Springs, LLC

Representative: Bardenwerper, Talbott & Roberts, PLLC
Mindel, Scott & Associates, Inc.

Jurisdiction: Louisville Metro

Council District: 17 - Glen Stuckel

Case Manager: David B. Wagner, Planner II

(Board to review redesign of patio area; or the addition of 50% landscaping)

Attachments: [15variance1027_BOZA_staff_report_060115](#)

[15variance1027_BOZA_plan_060115](#)

[15variance1027_applicant_justification_060115](#)

[15variance1027_boza_pp_060115](#)

[First Floor Plan](#)

[1332 ALOFT Hotel_Courtyard 1](#)

[1332 ALOFT Hotel_Backyard 3 Updated](#)

Public Hearing

3. [14CUP1003](#)

Request: An application for a Conditional Use Permit to allow a potentially hazardous or nuisance use, (staging lot for trucks and trailers) in a M-3 Zoning District

Project Name: Cabel Street Lot

Location: 151 & 201 Cabel Street

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

THE APPLICANT WILL BE ASKING FOR THIS CASE TO BE CONTINUED.

Attachments: [14CUP1003 boza staff report 06.15.15](#)
[14CUP1003 JSolomon_061515](#)
[14CUP1003 JBS SwiftExGPrice 061515](#)

4. [15VARIANCE1024](#)

Request: Variances

Project Name: Thornton's

Location: 4500, 4506 & 4508 South 3rd Street

Owner: Thornton's Inc.

Applicant: Thornton's Inc.

Representative: Glenn Price

Jurisdiction: Louisville Metro

Council District: 21 - Dan Johnson

Case Manager: Christopher Brown, Planner II

Attachments: [15variance1024 boza staff report_061515](#)
[15variance1024_development plan](#)
[15variance1024_applicant variance justifications](#)

5. [15DEVPLAN1039](#)

Request: Revised Detailed District Development Plan with Land Development Code Waiver; Sidewalk Waiver and Landscape Waiver

Project Name: Chipotle

Location: 420 South Hurstbourne Parkway

Owner: JHS Vinings LLC

Applicant: JDG Vinings IV LLC

Representative: Marv Blomquist

Jurisdiction: Hurstbourne

Council District: 18 - Marilyn Parker

Case Manager: Christopher Brown, Planner II

Attachments: [15devplan1039_DRC Notice_061715](#)
[15devplan1039_drc staff report_061715](#)
[15devplan1039_development plan](#)
[15devplan1039_applicant waiver justifications](#)

6. [15VARIANCE1030](#)

Request: Variances from the Land Development Code to allow a proposed addition to encroach into the required side yard and to allow a reduction in the required private yard

Project Name: None - Residence

Location: 1204 Rogers Street

Owner: Timothy and Vonako Engle

Applicant: American Home Design

Representative: American Home Design

Jurisdiction: Louisville Metro

Council District: 4 - David Tandy

Case Manager: Jon E. Crumbie, Planner II

Attachments: [15Variance1030_staff report_061515](#)
[15VARIANCE1030_Site Plan](#)

7. [15VARIANCE1031](#)

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

Project Name: Thorntons Store

Location: 8400 Dixie Highway

Owner: Thorntons Inc.

Applicant: Thorntons Inc.

Representative: Joe Watson

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Jon E. Crumbie, Planner II

Attachments: [15Variance1031_staff report_061515](#)
[15VARIANCE1031_Site Plan](#)

8. [15VARIANCE1019](#)

Request: Category 2B Review; variances to allow a proposed building and menu board to encroach into the required street side yard and to allow a proposed dumpster to encroach into the required side yard; and waivers for landscaping and design.

Project Name: Taco Bell

Location: 1805 South Brook Street

Owner: Louisville/ Jefferson Co. Metro Government

Applicant: Adam Macke, GPD Group

Representative: Ellen Selle, GPD Group

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Sherie' Long, Landscape Architect

Attachments: [15Variance1019_StffRpt_06152015](#)
[15Variance1019_site plan](#)
[15Variance1019_elevations](#)

9. [15VARIANCE1021](#)

Request: Category 3 Plan, Waivers and Variances
Project Name: Kroger L-785 - 4915 Dixie Highway
Location: 4915 Dixie Highway
Owner: Dixie Associates
Applicant: The Kroger Company
Representative: Heritage Engineering LLC
Jurisdiction: Louisville Metro
Council District: 3 - Mary Woolridge
Case Manager: Brian Davis, AICP, Planning Supervisor

Attachments: [15VARIANCE1021_boza staff report_061515](#)
[15VARIANCE1012_proposed plan](#)
[15VARIANCE1021_building elevations](#)
[15VARIANCE1021_application and justification statements](#)
[14487 approved plan \(site to south\)](#)

10. [14CUP1048](#)

Request: Conditional Use Permit to allow a commercial kennel in an R-4 Zoning District
Project Name: Pet Station Country Club
Location: 4802 & 4804 Murphy Lane
Owner: Richard Watson, Jr., Leonard Watson, Sr., Harold Watson, Marcella Watson, and Lenora Watson
Applicant: DF Development, LLC
Representative: John Campbell
Jurisdiction: Louisville Metro
Council District: 17 - Glen Stuckel
Case Manager: Jon E. Crumbie, Planner II

Attachments: [15Variance1019_StffRpt_06152015](#)
[15Variance1019_site plan](#)
[15Variance1019_elevations](#)

11. [15CUP1000](#)

Request: An application for a Conditional Use Permit to allow an accessory apartment greater than 650 square feet in an R-5 Zoning District; and a variance.

Staff Case Manager: Julia Williams, AICP

(REMOVED BY STAFF)

Adjournment