



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, April 3, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 03.20.17](#)

Approval of the Minutes from the March 20, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 03.20.17.pdf](#)

Business Session

2. [17VARIANCE1013](#)

Request:	Variance from the required 25' rear yard setback
Project Name:	1218 Park Hills Drive Garage
Location:	1218 Park Hills Drive
Owner:	Sandra & James Hardison
Applicant:	James Hardison
Representative:	James Hardison
Jurisdiction:	Louisville Metro
Council District:	9 - Bill Hollander
Case Manager:	Dante St. Germain, Planner I

Attachments: [17VARIANCE1013_Staff Report_BOZA 04-03-2017.pdf](#)

[17VARIANCE1013_applicant_justification.pdf](#)

[17VARIANCE1013_site_plan.pdf](#)

Public Hearing

3. [14CUP1003](#)

Request: Conditions of Approval for the potentially hazardous or nuisance use (staging lot for trucks and trailers) Conditional Use Permit, approved on January 11, 2016.

Project Name: Conditions of Approval

Location: 151 & 201 Cabel Street

Owner: Swift Pork Company

Applicant: JBS USA, LLC & Swift Pork Company

Representative: Glenn Price

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Supervisor

Attachments: [14CUP1003_Conditions_Staff_Report_04.03.2017.pdf](#)

Both parties have requested this case be CONTINUED to 4/17/17

4. [16CUP1001](#)

Request: Presentation of the feasibility study concerning the additional structure in front of the unloading area as per Condition of Approval #5, 16CUP1001 and the status of the AquaCode equipment.

Project Name: Swift Update

Location: 1200 Story Avenue

Owner: Swift Inc. (JBS USA, LLC)

Applicant: John W. Cliff

Representative: Glenn Price

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Supervisor

Attachments: [16CUP1001_boza staff report-04.03.2017.pdf](#)

Both parties have requested this case be CONTINUED to 4/17/17

5. [17VARIANCE1014](#)

Request: Variance from the required 30' street side yard setback
Project Name: 2107 Twin Hill Road
Location: 2107 Twin Hill Road
Owner: Phyllis A Fetter Living Trust
Applicant: Phyllis Fetter
Representative: Jon Baker
Jurisdiction: Louisville Metro
Council District: 7 - Angela Leet
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1014_site_plan.pdf](#)
 [17VARIANCE1014_Staff Report_BOZA 04-03-2017.pdf](#)
 [17VARIANCE1014_applicant_justification.pdf](#)
 [17VARIANCE1014_Staff Pres.ppt](#)

6. [16DEVPLAN1108](#)

Request: Variance from the Land Development Code section 4.8.3.D to allow a proposed 5 story hotel and parking area to be built in the waterway buffer area, and a Landscape Waiver from LDC section 10.2.4. to allow the proposed hotel and parking to encroach into the 35 foot LBA.

Project Name: Best Western
Location: 2905 Fern Valley Road
Owner: KAC Enterprises, Inc.
Applicant: Nick Pregliasco - Bardenwerper, Talbott & Roberts PLLC.
Representative: Nick Pregliasco - Bardenwerper, Talbott & Roberts PLLC.
Jurisdiction: Louisville Metro
Council District: 21 - Dan Johnson
Case Manager: Ross Allen, Planner I

Attachments: [port-bwper-slide3.jpg](#)
[port-bwper-slide4.jpg](#)
[port-bwper-slide5.jpg](#)
[Dual-brand%20-%20Exec %20Res -Plus Rendering.jpg](#)
[Executive%20Residency%20Rendering.jpg](#)
[port-bwper-slide2.jpg](#)
[16DEVPLAN1108_PrelimApprv.pdf](#)
[DPOverlay.pdf](#)
[16DEVPLAN1108 Stff Report.pdf](#)
[16DEVPLAN1108_BOZA Notice.pdf](#)
[LDC4.8.4.B.1 additional justifications.pdf](#)
[ORD 199 2015 Flood Plain Ordinance.pdf](#)
[WaterwayBuffer Variance Justification.pdf](#)
[LBA Waiver Justification.pdf](#)

7. [16CUP1056](#)

Request: Conditional Use Permit to allow a short term rental that is not the primary residence of the host in a UN zoning district

Project Name: Short Term Rental

Location: 922 Rubel Ave.

Owner: Luke Skeen

Applicant: Luke Skeen

Representative: Luke Skeen

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Brian Mabry, AICP, Planning & Design Supervisor

Attachments: [16CUP1056 - Neighborhood Meeting.pdf](#)
[16CUP1056 Powerpoint 040217.pdf](#)
[16CUP1056 Staff Report.pdf](#)
[16CUP1056 - Applicant Justification.pdf](#)

8. [16CUP1061](#)

Request: Conditional Use Permit to allow a bed and breakfast inn

Project Name: Old Louisville Fleur de Lis B&B

Location: 1470 S. 3rd St.

Owner: Laura Dills

Applicant: Sharon Dills

Representative: Sharon Dills

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Brian Mabry, AICP, Planning & Design Supervisor

Attachments: [16CUP1061 Staff Report.pdf](#)
[16CUP1061 Staff Presentation.pdf](#)
[Sharon B&B.pdf](#)
[16CUP1061 PPT 3 April 2017 Applicant Presentation.pdf](#)
[16CUP1061 Applicant Justification.pdf](#)
[16CUP1061 Neighborhood Meeting.pdf](#)
[16CUP1061 PLAN 3-6-2017.PDF](#)

9. [16CUP1068](#)

Request: Conditional Use Permit to allow a proposed short term rental that is not the primary residence of the host in an R-5 zoning district

Project Name: None

Location: 319 South Bayly Avenue

Owner: Reid Olson

Applicant: Reid Olson

Representative: Reid Olson

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

Attachments: [16CUP1068_Powerpoint_040317.ppt](#)
 [16CUP1068_Site Plan.pdf](#)
 [16CUP1068_Staff Report_040317 - Copy.pdf](#)
 [16CUP1068_Neighborhood Meeting_040317.pdf](#)

10. [17CUP1000](#)

Request: Conditional Use Permit for short term rental on property in an R-5B zoning district that is not the primary residence of the owner

Project Name: 1120 Everett Avenue

Location: 1120 Everett Avenue

Owner: Sandra Corlett

Applicant: Sandra Corlett

Representative: Sandra Corlett

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [Street View Zoom.JPG](#)
 [Parking pad.JPG](#)
 [Rear yard.JPG](#)
 [17CUP1000_1120 Everett Ave_Justif.pdf](#)
 [17CUP1000_1120 Everett Ave_NbhdMtg Notes.pdf](#)
 [17CUP1000_1120 Everett_BOZA_StaffRpt.pdf](#)
 [17CUP1000_1120 Everett Ave_BOZA.ppt](#)

11. [17CUP1006](#)

Request: Conditional Use Permit to allow short term rental of an owner-occupied dwelling unit within the Old Louisville Traditional Neighborhood Zoning District

Project Name: 1325 S. Brook Street

Location: 1325 S. Brook Street

Owner: Cheryl Fusselman

Applicant: Cheryl Fusselman

Representative: Cheryl Fusselman

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [Street View \(2\).JPG](#)
[Street View.JPG](#)
[Parking Pad.JPG](#)
[Rear Yard.JPG](#)
[17CUP1006_1325 S Brook St_NbhdMtg_notes.pdf](#)
[17CUP1006_1325 S Brook St_Staff Report_BOZA.pdf](#)
[17CUP1006_1325 S Brook_BOZA.ppt](#)
[17CUP1006_1325 S Brook St_Appl.justif.pdf](#)

Adjournment