



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, March 20, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 03.06.17](#)

Approval of the Minutes from the March 6, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 03.06.17.pdf](#)

Business Session

2. [17VARIANCE1005](#)

Request:	Variances from the required 3' side yard setback
Project Name:	971 Barret Avenue Garage
Location:	971 Barret Avenue
Owner:	Bette Jo Niemi
Applicant:	Graham Clark
Representative:	Graham Clark
Jurisdiction:	Louisville Metro
Council District:	8- Brandon Coan
Case Manager:	Dante St. Germain, Planner I

Attachments: [17VARIANCE1005_Staff Report_BOZA 03-20-2017.pdf](#)

[17VARIANCE1005_applicant_justification.pdf](#)

[17VARIANCE1005_Staff Pres.ppt](#)

3. [17CUP1001](#)

Request: Modified Conditional Use Permit to allow a minor increase in the building area and cosmetic external renovations in a C-2 zoning district

Project Name: Norton Hospital

Location: 231 East Chestnut Street

Owner: Norton Hospital, Inc.

Applicant: Norton Hospital, Inc.

Representative: Sarah Beth Sammons

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

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

Attachments: [17CUP1001_staff report_032017.pdf](#)
[17CUP1001_Elevation1.pdf](#)
[17CUP1001_Elevation2.pdf](#)
[17CUP1001_Elevation3.pdf](#)
[17CUP1001_Site Plan.pdf](#)

4. [17CUP1012](#)

Request: Modified CUP

Project Name: Terra View Trail

Location: 14105 Aiken Road

Owner: Otte Family Limited Partnership

Applicant: John Dougherty, Louisville Paving and Construction

Representative: Bardenwerper, Talbott & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: Laura Mattingly, Planner I

Attachments: [17CUP1012_Staff Report.pdf](#)
[17CUP1012_Development Plan.pdf](#)
[17CUP1012_Staff Pres.ppt](#)

5. [17CUP1004](#)

Request: Modified Conditional Use Permit to allow construction of a structure that will house facilities to convert landfill gas from waste into Hi Btu gas for injection into an existing pipeline

Project Name: Hi Btu Project

Location: 2673 Outer Loop

Owner: Waste Management of Kentucky, LLC

Applicant: Waste Management of Kentucky, LLC

Representative: Greg Ehrhard

Jurisdiction: Louisville Metro

Council District: 13- Vicki Welch

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

Attachments: [17CUP1004_Site Plan.pdf](#)
[17CUP1004_staff report_032017.pdf](#)
[17CUP1004_Elevations.pdf](#)
[17CUP1004_Letter of Explanation.pdf](#)
[17CUP1004_Prop Map.pdf](#)
[17CUP1004_Site layout.pdf](#)

Public Hearing6. [16CUP1059](#)

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

Project Name: Short Term Rental

Location: 1500 Edgewood Place

Owner: Johanna and Peter Byck

Applicant: Johanna and Peter Byck

Representative: Johanna and Peter Byck

Jurisdiction: Louisville Metro

Council District: 8- Brandon Coan

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

Attachments: [16CUP1059_Powerpoint_020617.ppt](#)
[16CUP1059_Site Plan.pdf](#)
[16CUP1059_Staff Report_032017 - Copy.pdf](#)
[16CUP1059_Niehgborhood Meeting Minutes.pdf](#)
[16CUP1059_Justification.pdf](#)

7. [15VARIANCE1090](#)

Request: Variance to exceed maximum setback and height
Project Name: Old Henry Crossings Lot 12
Location: 13906 Promenade Green Way
Owner: OREO 3 LLC
Applicant: OREO 3 LLC
Representative: Vice Cox & Townsend PLLC; Land Design & Development
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Joel Dock, Planner I

Attachments: [15DEVPLAN1208_LD&T PLAN_3.9.17.pdf](#)
[15VARIANCE1090_BOZA STAFF REPORT_3.20.17.pdf](#)
[15VARIANCE1090_Staff Pres.ppt](#)
[15DEVPLAN1208_ELEVATIONS_2-22-2017.PDF](#)
[15VARIANCE1090_APPLICANT JUSTIFICATION.pdf](#)

8. [17VARIANCE1007](#)

Request: Variance from the required 12' street side yard setback
Project Name: 3400 Grandview Ave Addition
Location: 3400 Grandview Ave
Owner: Gregory Schanding
Applicant: Gregory Schanding
Representative: Gregory Schanding
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1007_Staff Report_BOZA 03-20-2017.pdf](#)
[St Matthews Development Code Relevant Regulations.pdf](#)
[17VARIANCE1007_applicant_justification.pdf](#)
[17VARIANCE1007_Staff Pres.ppt](#)

9. [17VARIANCE1008](#)

Request: Variance from the required 30' street side yard setback and variance to allow a fence in the required street side yard to exceed 4' in height

Project Name: 3947 Grandview Ave Garage and Fence

Location: 3947 Grandview Ave

Owner: Craig Rabeneck

Applicant: Craig Rabeneck

Representative: Craig Rabeneck

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1008_Staff_Report_BOZA_03-20-2017.pdf](#)
[St Matthews Development Code Relevant Regulations.pdf](#)
[17VARIANCE1008_applicant_justification.pdf](#)
[17VARIANCE1008_redlined_plan.pdf](#)
[17VARIANCE1008_Staff_Pres.ppt](#)

10. [16VARIANCE1100](#)

Request: Variances for street side yard and side yard setback

Project Name: 221 Notting Hill Blvd

Location: 221 Notting Hill Blvd

Owner: Lavon & Anissia Crayton

Applicant: Lavon & Anissia Crayton

Representative: Lavon & Anissia Crayton

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: Joel Dock, Planner I

Attachments: [16VARIANCE1100_BOZA_PLAN_3.20.17.pdf](#)
[16VARIANCE1100_BOZA_STAFF_REPORT_3.20.17.pdf](#)
[16VARIANCE1100_Staff_Pres.ppt](#)
[16VARIANCE1100_BOZA_ELEVATIONS_3.20.17.PDF](#)
[16VARIANCE1100_APPLICANT_JUSTIFICATION.pdf](#)

11. [16CUP1064](#)

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

Project Name: Short Term Rental

Location: 2110 Edgeland Avenue

Owner: Deirdre Seim

Applicant: Deirdre Seim

Representative: Deirdre Seim

Jurisdiction: Louisville Metro

Council District: 8- Brandon Coan

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

Attachments: [16CUP1064_Site Plan.pdf](#)
[16CUP1064_Staff Report_032017 - Copy.pdf](#)
[16CUP1064_Letter of Explanation.pdf](#)
[16CUP1064_Neighborhood Meeting Minutes_032017.pdf](#)
[16CUP1064_Powerpoint_020617.ppt](#)

12. [16CUP1084](#)

Request: Modification of an approved Conditional Use Permit to allow an increase in the number of units and deceleration lane

Project Name: Chamberlain Senior Care Facility

Location: 5217 Chamberlain Lane

Owner: Chamberlain Senior Care, LLC

Applicant: Chamberlain Senior Care, LLC

Representative: William Bardenwerper

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

Attachments: [16CUP1084_Site Plan.pdf](#)
[16CUP1084_Site Plan_032017.pdf](#)
[BOZA HEARING_cond_N.pdf](#)
[Norton Commons, LLC.pptx](#)
[Norton Commons_Additional Infor.pdf](#)
[15CUP1012_App Minutes.pdf](#)
[16CUP1084_App_Exhibit.pdf](#)
[16CUP1084_boza staff report_012317.pdf](#)
[16CUP1084_boza staff report_032017 - Copy.pdf](#)
[16CUP1084_Letter of Explanation_032017.pdf](#)
[16CUP1084_letter from former councilmen.pdf](#)
[16CUP1084_Powerpoint_032017 - Copy.ppt](#)
[16CUP1084_Support letter.pdf](#)

Adjournment