



Louisville Metro Government

Metro Development Center
444 S. 5th Street,
Conference Rm. 101
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, April 7, 2014

8:30 AM

Metro Development Center

Call To Order

Approval Of Minutes

1. [Minutes 03.17.14](#)

Approval of the minutes of the meeting held on March 17, 2014

Business Session

2. [14VARIANCE1021](#)

Request:	Variance to allow a proposed addition to encroach into the required side yard setback
Project Name:	Wood Creek Road Addition
Location:	2543 Wood Creek Road
Owner:	Fredrick Ryan & Elizabeth Ann Keith
Applicant:	Milestone Design Group
Representative:	John M. Thomas
Jurisdiction:	Seneca Gardens
Council District:	8-Tom Owen
Case Manager:	Regina Thomas, Associate Planner

Public Hearing

3. [13CUP1009](#)

Request:	Conditional Use Permit and landscape waivers to allow a nursing home in an R-4 zoning district
Project Name:	Morning Pointe
Location:	8300 Stillmeadow Drive
Owner:	Laurel Spring Development, LLC
Applicant:	Louisville Development Partners, LLC
Representative:	Deborah A. Bilitski
Jurisdiction:	Louisville Metro
Council District:	22-Robin Engel
Case Manager:	Jon E. Crumbie, Planner II

4. [14VARIANCE1016](#)

Request: Variance to allow the proposed building to exceed the maximum setback of 0 feet

Project Name: East Oak Street Laundromat and Grocery

Location: 331 East Oak Street

Owner: MWA Investments, LLC

Applicant: Samir Faraj

Representative: Mike Evans

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Matthew R. Doyle, Planner II

5. [14VARIANCE1019](#)

Request: Variance to allow the proposed structures and pavement to encroach a maximum of 55 feet into a stream buffer area

Project Name: Stor All Fairdale

Location: 6300 Commerce Park Court

Owner: Stor All Fairdale, LLC

Applicant: Steve Womack

Representative: Weber & Rose, PSC and Power of Design

Jurisdiction: Louisville Metro

Council District: 13 - Vicki Aubrey Welch

Case Manager: Matthew R. Doyle, Planner II

6. [14VARIANCE1012](#)

Request: Variances to allow proposed buildings to exceed the maximum setback on Lots 4 (retail) and 7 (bank)

Project Name: Shops of Forest Springs, Phase III

Location: 12911 - 13003 Factory Ln.

Owner: Obannon Station, LLC

Applicant: Obannon Station, LLC

Representative: Sabak, Wilson & Lingo, Inc.

Jurisdiction: Louisville Metro

Council District: 17 - Glen Stuckel

Case Manager: David B. Wagner - Planner II

7. [14VARIANCE1023](#)

Request: Variances to allow parking/maneuvering, a dumpster, and a small building to encroach into the required setbacks and being in the City of Lyndon

Project Name: McDonald's Ormsby Station

Location: 9901 Ormsby Station Rd.

Owner: Marshall Realty Company

Applicant: American Engineers, Inc.

Representative: American Engineers, Inc.

Jurisdiction: Louisville Metro

Council District: 18 - Marilyn Parker

Case Manager: David B. Wagner - Planner II

8. [14VARIANCE1009](#)

Request: Variance to allow a proposed structure to encroach into the required rear yard and a landscape waiver.

Project Name: The Mower Shop

Location: 1137 Rachel Dr.

Owner: JNO, LLC.

Applicant: Same

Representative: Same

Jurisdiction: Louisville Metro

Council District: 13 -Vicki Aubrey Welch

Case Manager: Latondra Yates, Planner II

9. [14VARIANCE1018](#)

Request: Variance to allow a proposed structure to encroach into the required street side yard

Project Name: Proposed House

Location: 15001 Timeless Ln.

Owner: River Glen Landis, LLC.

Applicant: Keith Eberenz

Representative: Gary Dukes, PLS

Jurisdiction: Louisville Metro

Council District: 20 -Stuart Benson

Case Manager: Latondra Yates, Planner II

10. [14VARIANCE1017](#)

Request: Variance to allow a proposed structure to encroach into the required street side yard

Project Name: Proposed House

Location: 14018 Glendower Drive.

Owner: River Glen Landis, LLC.

Applicant: Keith Eberenz,

Representative: Gary Dukes, PLS

Jurisdiction: Louisville Metro

Council District: 20 -Stuart Benson

Case Manager: Sherie' Long, Landscape Architect

11. [14VARIANCE1024](#)

Request: Variances to allow a proposed structure to encroach into the required side and rear yard setbacks

Project Name: 8901 Wilson Ave.

Location: 8901 Wilson Ave.

Owner: Sarasota Properties, LLC

Applicant: Robert Buckler

Representative: Bill Schroll

Jurisdiction: Lyndon

Council District: 7- Ken Fleming

Case Manager: Jessica Butler, Planner I

12. [14APPEAL1002](#)

Request: An Appeal of a determination by the Department of Codes and Regulations concerning nonconforming rights for a multi-family structure.

Project Name: Tri-Plex

Location: 2123 Grand Avenue

Owner: Russell & Harriet Patrick

Applicant: Russell & Harriet Patrick

Representative: Russell & Harriet Patrick

Jurisdiction: Louisville Metro

Council District: 6 -David JamesI

Case Manager: Steve Hendrix, Planning Supervisor

Adjournment