



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, October 16, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 10.02.17](#)

Approval of the Minutes from the October 2, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 10.02.17.pdf](#)

Business Session

2. [17CUP1082](#)

Request: Modification of an approved Conditional Use Permit to allow a playground for a day care facility in an R-5 zoning district

Project Name: Trinity House Volunteer Project

Location: 4106 Greenwood Ave.

Owner: Trinity House Child Care, Inc.

Applicant: Scott Shaver

Representative: Scott Shaver

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

Case Manager: Brian Mabry, AICP, Planning Supervisor

Attachments: [B-203_01_Aproved CUP Minutes_2007.pdf](#)
[B-203_01_Aproved CUP Site Plan_2001.pdf](#)
[B-203_01_Aproved CUP Site Plan_2007.pdf](#)
[17CUP1082_RENDERINGS_9-25-17.PDF](#)
[B-203_01_Aproved CUP Minutes_2001.pdf](#)
[17CUP1082_REV_PLAN_10-11-17.pdf](#)
[17CUP1082_Staff Report_101617.pdf](#)

Public Hearing

3. [17VARIANCE1059](#)

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

Project Name: 1133 Everett Avenue Addition

Location: 1133 Everett Avenue

Owner: Matthew Hawkins

Applicant: Matthew Hawkins

Representative: Matthew Hawkins

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1059_site_plan_092917.pdf](#)
[17VARIANCE1059_Staff_Report_BOZA_101617.pdf](#)
[17VARIANCE1059_applicant_justification.pdf](#)
[17VARIANCE1059_elevations.pdf](#)
[17VARIANCE1059_Staff_Pres.ppt](#)

4. [17VARIANCE1039](#)

Request: Variance to allow a structure to exceed maximum setback and corner lot setback standards in Traditional Neighborhood form district

Project Name: Oscar's Hardware

Location: 1515 S Shelby St

Owner: Paul Fussenegger

Applicant: Patrick Miller

Representative: Patrick Miller

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jay luekett, Planner I

Attachments: [17DEVPLAN1126_Rendering.pdf](#)
[17VARIANCE1039_BOZA_Staff_Report_10-16-17.pdf](#)
[17VARIANCE1039_Staff_Pres_10-16-17.ppt](#)
[17DEVPLAN1126_and_17VARIANCE1039_plan.pdf](#)
[17VARIANCE1039_Applicant_Justification.pdf](#)

5. [B-17987-12](#)

Request: Condition of Approval
Project Name: B-17987-12
Location: 7331 Global Drive
Owner: Yamamoto FB Engineering
Applicant: Yamamoto FB Engineering
Representative: Darryl Keels
Jurisdiction: Louisville Metro
Council District: 12 - Rick Blackwell
Case Manager: Steve Hendrix, Planning Supervisor

Attachments: [October 16, 2017 staff powerpoint.ppt](#)
[B-17987-12 boza staff report 10.16.2017 All Reports.pdf](#)

6. [16CUP1001](#)

Request: Aqua Code System Report
Project Name: 16CUP1001
Location: 1200 Story Avenue
Owner: JBS USA, LLC & 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 Supervisor

Attachments: [16CUP1001_boza staff report-10.16.2017.pdf](#)
[16CUP1001_Powerpoint_10.162017.ppt](#)

7. [17CUP1016](#)

Request: Conditional Use Permit to allow a short term rental in an R-5B zoning district
Project Name: None
Location: 1510 Highland Avenue
Owner: Matthew Barber and William Barber
Applicant: Alexandria Wallace
Representative: Alexandria Wallace
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [17CUP1016 Pictures of Site.pdf](#)
[17CUP1016 Powerpoint_101617.ppt](#)
[17CUP1016 Site Plan.pdf](#)
[17CUP1016 Staff Report_101617.pdf](#)
[17CUP1016_Neighborhood Meeting.pdf](#)

8. [17CUP1017](#)

Request: Conditional Use Permit to allow a short term rental in an UN zoning district

Project Name: None

Location: 1411 Christy Avenue

Owner: Matthew Barber and William Barber

Applicant: Alexandria Wallace

Representative: Alexandria Wallace

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

Attachments: [17CUP1017_Neighborhood Meeting.pdf](#)
 [17CUP1017 Powerpoint 101617.ppt](#)
 [17CUP1017 Site Plan.pdf](#)
 [17CUP1017 Staff Report 101617.pdf](#)

9. [17CUP1055](#)

Request: Modified Conditional Use Permit and landscape waiver to allow an 84,000 square foot pari-mutuel wagering facility in an R-1 zoning district

Project Name: Trackside

Location: 4520 Poplar Level Road

Owner: Churchill Downs, Inc.

Applicant: Churchill Downs, Inc.

Representative: William Bardenwerper

Jurisdiction: Louisville Metro

Council District: 21 - Dan Johnson

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

Attachments: [17CUP1055_Letter of Support.pdf](#)
 [17CUP1055_Neighborhood Meeting.pdf](#)
 [9-69-65_minutes.pdf](#)
 [9-153-72_minutes.pdf](#)
 [17CUP1055_Elevations.pdf](#)
 [17CUP1055_Letter of Explanation.pdf](#)
 [17CUP1055_Waiver Justification.pdf](#)
 [B-31-74_minutes.pdf](#)
 [B-31-74_Site Plan.pdf](#)
 [B-197-88_minutes.pdf](#)
 [B-197-88_Site Plan.pdf](#)
 [17CUP1055_Powerpoint_101617.ppt](#)
 [17CUP1055_PP from Neigh Meeting.pdf](#)
 [17CUP1055_Site Plan.pdf](#)
 [17CUP1055_Staff Report_101617.pdf](#)
 [10 16 17 BOZA exhibit book.pdf](#)

10. [17VARIANCE1040](#)

Request: Variance to allow a structure to exceed maximum permitted height
Project Name: Office and Retail Center
Location: 13905 Promenade Green Way
Owner: Oreo 4 LLC
Applicant: Shulte Design and Construction
Representative: Jamie Lee Cox, Vice Cox & Townsend PLLC
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17VARIANCE1040_Promenade Green_BOZA Staff Rpt.pdf](#)
[17VARIANCE1040 Promenade Green Plan 9.22.2017.pdf](#)
[17VARIANCE1040_13905 Promenade Green_App Justif.pdf](#)
[17VARIANCE1040_13905 Promenade Green_Nhood Notice.pdf](#)
[17VARIANCE1040_13905 Promenade_Nhood Notice mail list.pdf](#)
[17VARIANCE1040 Promenade Green_BOZA PP.ppt](#)

11. [17CUP1059](#)

Request: Conditional Use Permit for an Accessory Apartment
Project Name: 15501 Floydsvieview Place
Location: 15501 Floydsvieview Place
Owner: Tom and Leslie Lovelace
Applicant: Tom and Leslie Lovelace
Representative: Tom and Leslie Lovelace
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1059_15501 Floydsvieview Plan 8.1.2017.pdf](#)
[17CUP1059_15501 Floydsvieview_PP.ppt](#)
[17CUP1059_15501 Floydsvieview_BOZA Staff Rpt.pdf](#)
[17CUP1059_15501 Floydsvieview_Nhood Mtg \(2\).pdf](#)

12. [17CUP1057](#)

Request: Conditional Use Permit to allow a short term rental of a dwelling unit in the TNZD

Project Name: Short-Term Rental

Location: 1209 & 1211 S. 6th Street

Owner: Joshua Adams

Applicant: Joshua Adams

Representative: Joshua Adams

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1057_1211 S 6th_BOZA Staff Rpt.pdf](#)
[17CUP1057_1211 S 6th_PP.ppt](#)
[17CUP1057_1211 2 6th_Nhood Mtg Notes.pdf](#)

13. [17CUP1073](#)

Request: Conditional Use Permit, variance, and landscape buffer area waiver for off-street parking in an R-4 zoning district

Project Name: Vehicular Parking and Maneuvering Area

Location: 9808 Brownsboro Rd.

Owner: Northeast Christian Church of Jefferson County

Applicant: Jon Baker, Wyatt, Tarrant & Combs, LLC

Representative: Jon Baker, Wyatt, Tarrant & Combs, LLC

Jurisdiction: Louisville Metro

Council District: 17 - Glen Stuckel

Case Manager: Brian Mabry, AICP, Planning Supervisor

Attachments: [17CUP1073_Neighborhood_Meeting.pdf](#)
[17CUP1073_Applicant CUP Justification.pdf](#)
[17CUP1073_Applicants Variance Justification.pdf](#)
[17CUP1073_Applicants Waiver Justification.pdf](#)
[17CUP1073_REV_PLAN_10-11-17.pdf](#)
[17CUP1073_Staff Report_101617.pdf](#)
[17CUP1073_Powerpoint_101617.pdf](#)

Adjournment