

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**May 16, 2019**

**NEW BUSINESS**  
**CASE NO. 19ZONE1015**

Request: Change in zoning from R-5 to R-6 with a District  
Development Plan with Binding Elements

Project Name: Swiss Hall Residential

Location: 719 Lynn Street

Owner: Swiss Village LLC

Applicant: Swiss Village LLC

Representative: Heritage Engineering; Bardenwerper Talbott and Roberts  
PLLC

Jurisdiction: Louisville Metro

Council District: 15- Kevin Triplett

**Case Manager: Julia Williams, AICP, Planning Supervisor**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

01:13:08 Ms. Williams discussed the case summary, standard of review and staff analysis from the staff report.

01:14:54 Commissioner Brown asked if the setback variance is an infill standard. Ms. Williams said no. Also, is it the open porches or the building that encroaches into the setback? Ms. Williams said the applicant will be able to explain it better.

**The following spoke in favor of this request:**

John Talbott, Bardenwerper, Talbott and Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223  
John Campbell, Heritage Engineering, 642 South 4<sup>th</sup> Street, Suite 100, Louisville, Ky. 40202  
Carrie Frye, 701 South Barbee Way, Louisville, Ky.

**Summary of testimony of those in favor:**

01:15:53 Mr. Talbott gave a power point presentation. The proposed site (Swiss Hall) has been used as a meeting hall for a long time. The new use will be less intense. There are several alleys that greatly need improvement but the neighbors do not want them in use again. The townhomes will be built in the empty field and the existing building will be preserved.

01:25:54 Commissioner Daniels asked what the square footage of the townhomes would be. Mr. Talbott said about 1,650 square feet. Commissioner Carlson asked the



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**May 16, 2019**

**NEW BUSINESS**  
**CASE NO. 19ZONE1015**

applicant/representatives to make sure the fire dept. approves of the plan. Mr. Campbell stated he met with Sgt. Martin with the Louisville Fire Dept. and he provided some design criteria, which was incorporated into the plan.

01:31:21 Ms. Frye said this plan is a great use for the space and the density is appropriate.

**The following spoke neither for nor against the request:**

Wayne Rentschler, 2062 South Shelby Street, Louisville, Ky. 40217-2129

**Summary of testimony of those neither for nor against:**

01:26:48 Mr. Rentschler stated he's concerned about the access and the alleys are very narrow. The entire area has limited access. There is also a concern for safety. Making the alley a main thoroughfare is too risky.

**Rebuttal:**

01:32:10 Mr. Talbott said he can't solve everyone's problems but will definitely improve some of the issues. There will be 2 accesses/options other than going around Mr. Rentschler's home.

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**The Committee by general consensus placed this case on the June 6, 2019 public hearing at the Old Jail Building.**