



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

---

Monday, July 10, 2017

8:30 AM

Old Jail Courtroom

---

#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 06.19.17](#)

Approval of the Minutes from the June 19, 2017 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 06.19.17.pdf](#)

#### Business Session

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

Request:	Conditions of Approval Report
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:** [July 10 2017 Memo.pdf](#)

#### Public Hearing

**3. [17VARIANCE1026](#)**

Request: Variance from the required 50' street side yard setback and variance from the required 65' front yard setback  
Project Name: 2005 Lakeland Road Garage and Additions  
Location: 2005 Lakeland Road  
Owner: Off Ice Flips  
Applicant: Ludmila Dimitrov  
Representative: Ludmila Dimitrov  
Jurisdiction: Louisville Metro  
Council District: 17 - Glen Stuckel  
Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1026\\_site\\_plan\\_060617.pdf](#)  
[17VARIANCE1026\\_Staff\\_Pres\\_071017.ppt](#)  
[17VARIANCE1026\\_Staff\\_Report\\_BOZA\\_071017.pdf](#)  
[17VARIANCE1026\\_applicant\\_justification.pdf](#)  
[17VARIANCE1026\\_interested\\_party\\_comments.pdf](#)

**4. [14CUP1003](#)**

Request: Minute Corrections & Status of two Conditions of Approval  
Project Name: Cabel Street  
Location: 151 & 201 Cabel Street  
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:** [January 11, 2016- Conditions.pdf](#)  
[SKMBT\\_C55417070508320.pdf](#)  
[SKMBT\\_C55417070508370.pdf](#)  
[14CUP1003\\_Conditions\\_Staff\\_Report\\_07.10.2017.pdf](#)  
[14CUP1003\\_Powerpoint\\_07.10.2017 - Copy.ppt](#)  
[SKMBT\\_C55417070511170.pdf](#)

**5. [16CUP1001](#)**

Request: AquaCode 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-07.10.2017.pdf](#)  
[16CUP1001\\_Powerpoint\\_07.10.2017 - Copy.ppt](#)

**6. [17VARIANCE1032](#)**

Request: Variance to allow attached signs in the C-2 zoning district to exceed 25 feet in height  
Project Name: Hilton Garden Inn  
Location: 400 Sherburn Lane  
Owner: St. Matthews Hotel Partner  
Applicant: Matt Wilson - Chandler Signs  
Representative: Matt Wilson  
Jurisdiction: City of St. Matthews  
Council District: 26 - Brent Ackerson  
Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1032\\_Staff Report\\_BOZA 071017.pdf](#)  
[17VARIANCE1032\\_applicant\\_justifications.pdf](#)  
[17VARIANCE1032\\_elevations\\_053117.pdf](#)  
[17VARIANCE1032\\_Staff Pres.ppt](#)

**7. [17VARIANCE1034](#)**

Request: Variance to allow an accessory use area to exceed 60' in depth in a Traditional form district

Project Name: 1216 Hull Street Garage

Location: 1216 Hull Street

Owner: Matthew Zajack

Applicant: Matthew Zajack

Representative: Matthew Zajack

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1034\\_Staff Pres.ppt](#)  
[17VARIANCE1034\\_Staff Report\\_BOZA 071017.pdf](#)  
[17VARIANCE1034\\_applicant\\_justifications.pdf](#)  
[17VARIANCE1034\\_site plan and elevation\\_062917.pdf](#)

**8. [17DEVPLAN1100](#)**

Request: Variance from the Land Development Code section 5.2.2.C.2, table 5.2.2 to allow the proposed rear addition to encroach 3.3 feet into 5 foot required rear yard setback.

Project Name: St. John Center

Location: 700 East Muhammad Ali Blvd.

Owner: Maria Price - St. John Center Inc.

Applicant: Maria Price - St. John Center Inc.

Representative: Ashley Bartley - Qk4

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Ross Allen, Planner I

**Attachments:** [17DEVPLAN1100Elevations\\_East Muhammad Ali Blvd\\_06082017.pdf](#)  
[ParkingWaiverApplication\\_06082017.pdf](#)  
[17DEVPLAN1100\\_Agency Comments\\_06292017.pdf](#)  
[17DEVPLAN1100\\_LetterofIntent\\_06082017.pdf](#)  
[17DEVPLAN1100\\_Site Images\\_06082017.pdf](#)  
[17DEVPLAN1100\\_Variance Justification\\_06082017.pdf](#)  
[17DEVPLAN1100\\_PrelimApprvd\\_06292017.pdf](#)  
[17DEVPLAN1100\\_Rendering\\_700 EMuhammadAliBlvd\\_06292017.pdf](#)  
[17DEVPLAN1100\\_Stff Pres\\_07052017.ppt](#)  
[17DEVPLAN1100\\_Stff Report\\_07052017.pdf](#)

**9.**     [16CUP1080](#)

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

Project Name:                           Short Term Rental

Location:                                2216 Glenmary Ave.

Owner:                                    Yong Cha

Applicant:                               Yong Cha

Representative:                        Yong Cha

Jurisdiction:                           Louisville Metro

Council District:                       8 - Brandon Coan

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

**Attachments:**     [16CUP1080\\_Neighborhood\\_Meeting.pdf](#)  
                          [16CUP1080\\_Powerpoint\\_071017ppt.pdf](#)  
                          [16CUP1080\\_Applicant\\_Provided\\_Photos.pdf](#)  
                          [16CUP1080\\_BOZA\\_Staff\\_Report.pdf](#)

**10.**     [17CUP1024](#)

Request:                                   Conditional Use Permit to allow mini-warehouses in a C-2 zoning district

Project Name:                           None

Location:                                4905 R Cooper Chapel Road

Owner:                                    Charles Davis, Jr. and Renay Davis

Applicant:                                Jason Sams

Representative:                        Jason Sams

Jurisdiction:                           Louisville Metro

Council District:                       24 - Madonna Flood

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

**Attachments:**     [17CUP1024\\_Powerpoint\\_071017.ppt](#)  
                          [17CUP1024\\_Site\\_Plan.pdf](#)  
                          [17CUP1024\\_staff\\_report\\_071017-Copy.pdf](#)  
                          [17CUP1024\\_Elevations.pdf](#)  
                          [17CUP1024\\_Nieghborhood\\_Meeting.pdf](#)

**11. [17CUP1028](#)**

Request: Conditional Use Permit to allow a commercial kennel (dog training facility) in an M-1 zoning district.

Project Name: Competitive Edge Agility and Dog Sports

Location: 4600 Shepherdsville Road

Owner: Pinehurst Properties, LLP

Applicant: Competitive Edge Agility and Dog Sports, LLC

Representative: Chris Brown

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

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

**Attachments:** [17CUP1028\\_Notice of Violation.pdf](#)  
[17CUP1028 Powerpoint\\_071017.ppt](#)  
[17CUP1028\\_Site Plan.pdf](#)  
[17CUP1028\\_Staff Report\\_071017 - Copy.pdf](#)  
[17CUP1028\\_Applicant Justification.pdf](#)  
[17CUP1028\\_Neighborhood Meeting.pdf](#)

**12. [17CUP1031](#)**

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

Project Name: Short Term Rental

Location: 1273 Farmdale Avenue

Owner: Luke Skeen

Applicant: Luke Skeen

Representative: Luke Skeen

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1031\\_1273 Farmdale\\_BOZA Staff Rpt.pdf](#)  
[17CUP1031\\_1273 Farmdale\\_Comment.msg](#)  
[17CUP1031\\_1273 Farmdale\\_Nhood Mtg.pdf](#)  
[17CUP1031\\_1273 Farmdale Ave\\_BOZA PP.ppt](#)

**Adjournment**