

#11

Louisville Metro Board of Zoning Adjustment 2015 Annual Report



Emily Liu, AICP
Director of Planning & Design Services



BOARD OF ZONING ADJUSTMENT

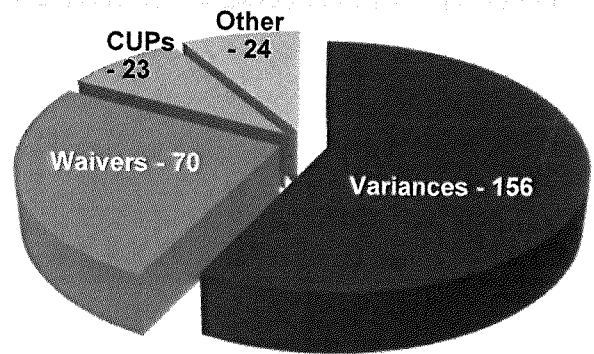
The Louisville Metro Board of Zoning Adjustment (BOZA) was established by State Statute and is empowered to grant conditional use permits and dimensional variances from the zoning district regulations. Appeals to the Board may be made by any person or entity claiming that an official action or decision of any zoning enforcement official is in error. The Board reviews cases for the entire Louisville Metro area with the exception of Jeffersontown, who has their own separate Board of Adjustments.

The members of the Louisville Metro Board of Adjustment are volunteers who are appointed by the Mayor's Office. Members are appointed to three year teams which may be renewed at the discretion of the Mayor's Office. The seven members who served on the Board in 2015 are as listed below:

David Proffitt, Chair	Michael Allendorf, Vice Chair
Rosalind Fishman, Secretary	Paul Bergmann
Betty Jarboe	Dean Tharp
Lester Turner, Jr.	

2015 BOZA Case Information

The Board of Zoning Adjustment conducted twenty-one (21) public meetings in 2015, with an average duration of 5 hours and 19 minutes. There were 135 items docketed with a total of 273 requests accompanying the docketed items considered by the Board. The majority of the requests (156 total or 57 percent) were variances.



2014 vs. 2015: BOZA Vital Statistics

	Variances	Waivers	Conditional Use Permits	Other
2014	142	39	35	19
2015	156	70	23	24
	▲14	▲31	▼12	▲5

	Multi Family Units	Non-Res. Sq. Ft.
2014	93	66,536
2015	419	1,531,669
	▲326	▲1,465,133

PROJECTS IN THE NEWS

15DEVPLAN1050 - 4915 Dixie Highway - Kroger

The Board of Zoning Adjustment approved two waivers, three variances and a Category 3 plan for a new Kroger Marketplace at 4915 Dixie Highway at their June 15 meeting. The plan proposed to demolish the existing big box building (a former K-Mart) and replace it with a new 123,180 square foot Kroger store. This is one of many redevelopment projects that were approved along the Dixie Highway corridor this year.

15DEVPLAN1083 - 400 South 2nd Street - Omni Louisville Hotel and Residences

On August 3, the Board of Zoning Adjustment granted the final in a series of approvals for the proposed Omni Louisville Hotel and Residences. The Category 3 Plan proposed to redevelop the 400 block of South Second Street with a new 1,136,201 square foot structure with one portion of the building extending 30 stories. The building will contain a 600 room hotel with ancillary uses including multiple meeting and ball rooms, 225 residential units, 22,316 square feet of market and retail space and an attached parking garage. The design of this structure had previously been approved by the Downtown Development Review Overlay Committee on July 29.

15DEVPLAN1108 - 3029 W. Muhammad Ali Boulevard - West Louisville Food Port

On September 21, the Board of Zoning Adjustment approved a Category 3 Plan and associated waivers and variances for the West Louisville Food Port, a proposed transformation of an 18 acre brownfield site between W. Muhammad Ali Boulevard, West Market Street, 30th Street and 31st Street. The project will consist of a 177,205 square foot series of buildings that will contain a mix of office, retail, warehouse, agriculture and museum uses designed to be a cultural and fresh food hub for West Louisville.

15DEVPLAN1134 - 1170 E. Broadway - Mercy Site Apartments



At the October 5 hearing, the Board of Zoning Adjustment approved a plan for redevelopment of the former Mercy Academy site at 1170 East Broadway. The development will consist of constructing a new 197,897 sq. ft. structure containing 194 apartment units, two interior courtyard spaces, and 50 covered parking spaces accessed from Mercy Way. The existing office building and parking garage will remain on the site.