



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, April 17, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 04.03.17](#)

Approval of the Minutes from the April 3, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 04.03.17.pdf](#)

Business Session

2. [17VARIANCE1012](#)

Request:	Variance from the required 5' side yard setback
Project Name:	7115 Welchire Falls Drive
Location:	7115 Welchire Falls Drive
Owner:	Welch Builders Inc.
Applicant:	Welch Builders Inc.
Representative:	Charles Podgursky
Jurisdiction:	Louisville Metro
Council District:	8 - Brandon Coan
Case Manager:	Dante St. Germain, Planner I

Attachments: [17VARIANCE1012_site plan_3-9-17.PDF](#)

[17VARIANCE1012_Staff Report_BOZA 04-17-2017.pdf](#)

[17VARIANCE1012_applicant justification.pdf](#)

Public Hearing

3. [14CUP1003](#)

Request: Conditions of Approval for the potentially hazardous or nuisance use (staging lot for trucks and trailers) Conditional Use Permit, approved on January 11, 2016.

Project Name: Conditions of Approval

Location: 151 & 201 Cabel Street

Owner: 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 and Design Supervisor

Attachments: [14CUP1003_Conditions_Staff_Report_04.17.2017.pdf](#)
[14CUP1003_Powerpoint_04.17.2017 - Copy.ppt](#)

4. [16CUP1001](#)

Request: Presentation of the feasibility study concerning the additional structure in front of the unloading area as per Condition of Approval #5, 16CUP1001 and the status of the AquaCode equipment.

Project Name: Swift Update

Location: 1200 Story Avenue

Owner: Swift Inc. (JBS USA, LLC)

Applicant: John W. Cliff

Representative: Glenn Price

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Supervisor

Attachments: [16CUP1001_boza staff report-041717.pdf](#)
[16CUP1001_Powerpoint_04.17.2017 - Copy.ppt](#)

5. [17VARIANCE1017](#)

Request: Sign Height and Setback Variance
Project Name: Thornton's Gas Station
Location: 4170 Taylor Blvd
Owner: Jode Ballard, Thornton's Inc
Applicant: Eric Tracy, Kimley-Horn & Associates
Representative: Eric Tracy, Kimley-Horn & Associates
Jurisdiction: Louisville Metro
Council District: 15 - Marianne Butler
Case Manager: Laura Mattingly, Planner II

Attachments: [17VARIANCE1017_plan_033117.pdf](#)
[17VARIANCE10147_ApplicantJustification_032917.pdf](#)
[17VARIANCE1017_SignElevations_041117.pdf](#)
[17VARIANCE1017_BuildingElevations_012017.pdf](#)
[17VARIANCE1017_BOZASTaffReport_041717.pdf](#)

6. [17VARIANCE1011](#)

Request: Variance to reduce private yard and waiver for orientation of entrance
Project Name: 620 S. Campbell Street
Location: 620 S. Campbell Street
Owner: Kersey and Kersey, Inc.
Applicant: Kersey and Kersey Architects
Representative: Kersey and Kersey Architects
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton-Smith
Case Manager: Joel Dock, Planner II

Attachments: [17VARIANCE1011_PLAN.pdf](#)
[17VARIANCE1011_WEST ELEVATION.PDF](#)
[17VARIANCE1011_BOZA STAFF REPORT_041717.pdf](#)
[17VARIANCE1011_CAMPBELL STREET ELEVATION.PDF](#)
[17VARIANCE1011_Staff Pres.ppt](#)
[17VARIANCE1011_WAIVER JUSTIFICATION.pdf](#)

7. [17DEVPLAN1011](#)

Request: Category 2B Review with variance & waiver applications for the placement of a proposed convenience store and restaurant

Project Name: 17DEVPLAN1011

Location: 1101 Fairdale Road

Owner: IRJ,LLC

Applicant: Axis Investments LLC

Representative: Sarah Beth Sammons, Land Design & Development, Inc

Jurisdiction: Louisville Metro

Council District: 13 - Vicki Aubrey Welch

Case Manager: Steve Hendrix, Planning & Design Supervisor

Attachments: [SR_04-17-2017,.pdf](#)
[17DevPlan1011 Fairdale RdPowerPoint Pres 04.17.17.ppt](#)

8. [16CUP1081](#)

Request: Conditional Use Permit to allow an athletic facility at Spalding University in an M-3 zoning district

Project Name: Spalding University Athletic Fields

Location: 916 South 8th Street and 939 South 9th Street

Owner: Spalding University Inc.

Applicant: Spalding University Inc.

Representative: Matt Wolff

Jurisdiction: Louisville Metro

Council District: 6 - David James

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

Attachments: [16CUP1081 Lighting Plan.pdf](#)
[16CUP1081_Neighborhood Meeting_022817.pdf](#)
[16CUP1081_Site Plan.pdf](#)
[16CUP1081_Just. State_031317.pdf](#)
[16CUP1081 Powerpoint_041717.ppt](#)
[16CUP1081_Staff Report_041717 - Copy.pdf](#)
[Spalding Athletic Fields Findings of Fact 4-17-2017.pdf](#)

9. [16CUP1083](#)

Request: CUP for mini-storage with relief from the CUP requirements listed in 4.2.35 B and G, a Variance and Waivers

Project Name: Bardstown Road Storage

Location: 3415 Bardstown Road

Owner: Bardstown Road Centre LLC

Applicant: Erb, Walker, & Twiford

Representative: Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC.

Jurisdiction: Louisville Metro

Council District: 26- Brent Ackerson

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

Attachments: [16cup1083_Pr Bldg Elevations.pdf](#)
 [16cup1083_Applicant Justifications.pdf](#)
 [16cup1083_BOZA staff Report_041717.pdf](#)
 [16cup1083_Ex Bldg Elevations.pdf](#)
 [16cup1083_Plan.pdf](#)

Adjournment