

JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT

FEBRUARY 3, 1997

**DOCKET NO. B-8-97**

**Applicant:** First Healthcare Corp.

**Subject:** An application for a Conditional Use Permit to allow a nursing home facility.

**Premises affected:** On property known as 6000 Hunting Road and being in the City of Northfield.

**Appearances For Applicant:**

Steve Ingle, Luckett and Farley, 215 West Breckinridge, Louisville, Kentucky 40202, who submitted a revised plan

**Appearances-Interested:**

No one.

**Appearances Against Applicant:**

No one.

On January 15, 1997, First Healthcare Corp. applied for a Conditional Use Permit to allow a nursing home facility.

On February 3, 1997, at a meeting of the Board, a hearing was held on this case. A drawing showing the premises affected and the existing and/or proposed construction was presented to each Board member.

By general consensus and with the consent of all those present for the hearing of this case, the Board voted unanimously to waive the reading of the staff report and to incorporate it into the record. The Board members had received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. See Addendum for staff report in full.

A video and map of the site and surrounding area were shown.

Mary Kuchenbrod, Court Reporter, recorded the testimony given in the public hearing.

After the public hearing and a further discussion of the case by the members of the Board in open executive session, on a motion by Member Tonini, seconded by Member Troutman, the following resolution was adopted:

**RESOLVED**, that the Board does hereby **DEFER** the Conditional Use Permit to allow the applicant to submit a copy of a revised plan with stamps from appropriate agencies.

JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT

FEBRUARY 17, 1997

**DOCKET NO. B-8-97**

**Applicant:**

**First Healthcare Corp.**

**Subject:**

nursing home facility.

An application for a Conditional Use Permit to allow a

**Premises affected:**

in the City of Northfield.

On property known as 6000 Hunting Road and being

The public hearing on this case was held on February 3, 1997. The applicant's representative presented to the Board a copy of a revised plan. The Board deferred action on this case to allow the applicant to submit a revised plan with stamps from appropriate agencies.

After the public hearing and a further discussion of the case by the members of the Board in open executive session, on a motion by Member Kline, seconded by Member Tonini, the following resolution was unanimously adopted:

**WHEREAS**, the Board finds that the site contains an existing nursing home facility of approximately 39,500 square feet; the applicant is proposing building additions in the front and the rear totaling 2,500 square feet; there will be no bed additions to this facility and no new employees will be added; seventeen parking spaces will be added to meet the parking requirements; an 8" high wooden screen wall will be extended appropriately 40' to the north and berming to provide on-site stormwater detention at the northern corner of the property; the building addition and fence are in compliance with the required side yard requirements; therefore, the proposal is in conformance with Article 15, D., \*\*\*8, and a waiver of item a. is justified

**WHEREAS**, the Board finds the property is surrounded on the north and northeast by single family residential properties; the nursing home facility was built in the 1960's; landscaping buffers around perimeter of site will be provided; a new canopy will allow ambulances access to the entrance of the facility; sidewalks from the parking lot to the front entrance will be added; handicapped parking spaces will be moved adjacent to the sidewalk and two handicapped spaces close to the front entrance will be added; new concrete walks, a fence to isolate a courtyard, a manifold room for the oxygen system, and expanding the access to the rear of the building will be added in the rear of the facility; therefore, the proposal is in conformance with Residential Guideline R-1 and Commercial Guideline C-2; an

**WHEREAS**, the Board finds that the proposal is in compliance with the Comprehensive Plan because it complies with all other applicable guidelines, principles and objectives of the Comprehensive Plan, and that the conditions

**JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT**

**JUNE 2, 1997**

**DOCKET NO. B-8-97**

**PERMITTEE:**                      **NORTHFIELD CENTRE**

**REQUEST**                      Modification of a Conditional Use Permit to allow a nursing home facility.

**LOCATION:**                      On property known as 6000 Hunting Road and being in the City of Northfield.

The Permittee is requesting modification of the approved Conditional Use Permit to allow the expansion of a nursing home facility. The Permittee is now requesting minor changes to the original plan. Staff presented a revised plan to the Board members showing additions to the existing property.

After a discussion of the case by the members of the Board in open executive session, on a motion by Member Kline, seconded by Member Tonini, the following resolution was adopted:

**WHEREAS**, the Board finds that no change of use or increase in the number of beds or employees is proposed; the plan has been revised to allow the following additions to the existing property:

- (1)     A lobby expansion of 950 square feet and a new canopy, entrance drive, handicapped parking, and porch at the front entrance
- (2)     Dayrooms with small porches to replace existing brick patios.
- (3)     Two new canopies to support HVAC equipment.
- (4)     An expansion of laundry and breakroom facilities totaling 725 square feet.
- (5)     A new emergency generator, manifold room, access drive, turn-around and walk in the rear

**WHEREAS**, the Board finds the proposal to be in conformance with the Comprehensive Plan because it complies with all applicable guidelines, principles and objectives of the Comprehensive Plan, and that the conditions previously attached to the permit will ensure compatibility with the surrounding neighborhood, and the proposal will not adversely affect the public health, safety or general welfare, as it has received preliminary approval from all appropriate governmental agencies,

**NOW, THEREFORE, BE IT RESOLVED**, that the modification of the Conditional Use Permit is hereby **APPROVED**.

**JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT**

**JUNE 2, 1997**

**DOCKET NO. B-8-97 (CONTINUED)**

The vote was as follows:

YES: Members Tonini, Bell, Kline, Drago and Henderson

NO: Member Troutman

NOT VOTING: Member Korfhage who was not present for the voting on this case..

JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT

MARCH 16, 1998

DOCKET NO. B-8-97

PERMITTEE: Northfield Centre

REQUEST Modification of a Conditional Use Permit to allow a nursing home facility.

LOCATION: On property known as 6000 Hunting Road and being in the City of Northfield.

On June 2, 1997, the Board approved modification of an approved Conditional Use Permit for a nursing home. The Permittee submitted a letter on March 5, 1998, requesting additional modifications. Staff presented a revised plan to the Board members showing additions to the existing property.

After a discussion of the case by the members of the Board in open executive session, on a motion by Member Drago, seconded by Member Tonini, the following resolution was unanimously adopted:

**WHEREAS**, the Board finds that no change of use or increase in the number of beds or employees is proposed; the plan has been revised to allow the following changes:

1. New ambulance drop-off and canopy along the south wind of the facility.
2. New patient visitation drop off and parking area.
3. New storm water drainage system to eliminate on-site drainage problems.
4. New canopy at courtyard patio.
5. 335 square foot addition for oxygen generator.

The following projects have been removed from the proposal:

1. New lobby entrance and canopy.
2. Patio in the southeast courtyard.
3. Oxygen manifold room.
4. New entrance drive.

**WHEREAS**, the Board finds the proposal to be in conformance with the Comprehensive Plan because it complies with all applicable guidelines, principles and objectives of the Comprehensive Plan, and that the conditions previously attached to the permit will ensure compatibility with the surrounding neighborhood, and the proposal will not adversely affect the public health, safety or general welfare, as it has received preliminary approval from all appropriate governmental agencies,

**NOW, THEREFORE, BE IT RESOLVED**, that the modification of the Conditional Use Permit is hereby **APPROVED**.