



Board of Zoning Adjustment
Old Jail Courtroom

514 W. Liberty Street

03/19/2012

8:30 AM

AGENDA

I. Approval of Minutes

1. APPROVAL OF THE MINUTES OF THE MEETING CONDUCTED ON MARCH 5, 2012.

II. New Business

2. CASE NO. B-15634-11
(CONTINUED FROM MARCH 5, 2012)

REMOVED BY STAFF

Request	An application for a variance from the Land Development Code to allow a proposed structure to encroach into a required side yard on property known as 4225 Cane Run Road and being in Louisville Metro.
Project Name	Cane Run Road Retail Space
Owner	Amrutlal & Kusum A. Kanji 4507 Stone Wynde Drive Louisville, Kentucky 40272
Applicant	Same as owners
Representative	Richard Tullis, Contractor 9313 Taylorsville Road Fisherville, Kentucky 40023
Consultant	Jon McCoy/Bob Isgrigg & Associates 518 E. Court Avenue Jeffersonville, Indiana 47130
Existing Use	Vacant
Proposed Use	Commerical
Zoning District	C-1
Form District	SMC- Suburban Marketplace Corridor
Council District	1--Attica Scott
Case Manager	Latondra Yates, Planner II

3. CASE NO. B-16514-11
(CONTINUED FROM MARCH 5, 2012)

Request	An application for a Conditional Use Permit to allow a private
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Project Name	non-profit club in an R-5 zoning district on property known as 1502 Winter Avenue and being in Louisville Metro.
Owner	St. Martin's Brotherhood St. Martin's Brotherhood James Wieseemann, President 1502 Winter Avenue Louisville, Kentucky 40204
Applicant	Same as owner
Zoning District	R-5
Form District	TN-Traditional Neighborhood
Council District	8--Tom Owen
Case Manager	Jon Crumbie, Planner II

4. CASE NO. B-17222-12

Request	An application for a variance from the Land Development Code to allow an existing shed to encroach into a required side yard on property known as 308 Sprite Road and being in Louisville Metro.
Owner	Mary M. Eitel & L. Hilary Horne III 308 Sprite Road Louisville, Kentucky 40207
Applicant	Same as owners
Zoning District	R-5
Form District	Neighborhood
Jurisdiction	Louisville Metro
Council District	9--Tina Ward-Pugh
Case Manager	Latondra Yates, Planner II

5. CASE NO. B-17219-12

Request	An application for variances from the Development Code to allow pavement and fuel station associated structures to encroach into required setbacks and easements on property known as 296 Hubbards Lane and being in the City of St. Matthews.
Project Name	Fuel Station
Owner	Sovereign Company, Inc. Phillip Marshall, Jr., President P.O. Box 7066 Louisville, Kentucky 40257
Applicant	Kroger Mid-South, Inc. Danny Lethco 1600 Ormsby Station Court Louisville, Kentucky 40223
Representative	Heritage Engineering, LLC Scott Hannah 642 South 4th Street Louisville, Kentucky 40202
Existing Use	Vacant Gas Station
Proposed Use	Gas Station
Zoning District	C-2 and R-7
Form District	Suburban Marketplace Corridor
Jurisdiction	City of St. Matthews
Council District	9--Tina Ward-Pugh
Case Manager	Christopher Brown, Planner I

6. CASE NO. B-16035-11

Request	An application for a Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district on property known as 153 South English Station Road and being in Louisville Metro.
Owner	Landis Phase 2, LLC Fred Faulkner 9625 Ormsby Station Road Louisville, Kentucky 40223
Applicant	Eggheadz, LLC J. D. Rothberg 1211 Herr Lane Louisville, Kentucky 40222
Representative	First Realty Group James F. Davila 2610 Broadmeade Road Louisville, Kentucky 40205
Existing Use	Restaurant
Proposed Use	Restaurant
Zoning District	C-1
Form District	Neighborhood
Council District	9--Jerry Miller
Case Manager	Jon Crumbie, Planner II

7. CASE NO. B-16678-11

Request	An application for a Conditional Use Permit to allow a nursing home and homes for the infirm or aged (memory care facility) in an R-4 zoning district; with a sidewalk and landscape waivers on property known as 6300 East Manslick Road and being in Louisville Metro.
Project Name	Shepherds Care Memory Home
Owner	Robert O. & Linda Durrett 6601 Price lane Louisville, Kentucky 40229
Applicant	Shepherds Care Memory Home, LLC Mark Hegele 5102 Arrowshire Drive Goshen, Kentucky 40031
Representative	Cardinal Planning & Design, Inc. Kathryn R. Matheny 9009 Preston Highway Louisville, Kentucky 40219
Existing Use	Vacant
Proposed Use	Memory Care Home-Home for Aged
Zoning District	R-4
Form District	Neighborhood
Council District	23--James Peden
Case Manager	Jon Crumbie, Planner II

8. CASE NO. B-17226-12

Request	An application for the modification of a Conditional Use Permit for a mobile home park to bring into compliance existing conditions on property known as 7511 Cane Run Road and being in Louisville Metro.
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Project Name	Scenic Acres Mobile Home Park
Owner	Mary Frances Bramer Estate John R. Bramer, Co-Executor/Donald R. Bramer, Co-Executor 4224 Cane Run Road Louisville, Kentucky 40216

9. CASE NO. B-17215-12

Request	An Appeal of a Notice of Violation issued by the Department of Codes and Regulations concerning the number of dwelling units on the property known as 216-226 West Burnett Avenue and being in Louisville Metro.
Owner	Fakunle Group of Companies, Inc. O. Bobby Fakunle 706 Park Creek Circle Louisville, Kentucky 40245
Applicant	Same as owner
Council District	6--David James
Case Manager	Steve Hendrix, Planning Supervisor

III. Adjournment