



Louisville Metro Government

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

Action Summary Board of Zoning Adjustment

Monday, March 6, 2023

1:00 PM

Online Via Webex

Call To Order

The following Board Members were present: Buttorff, Horton, Howard, Leanhart, Vozos and Bond

The following Board Members were absent: Ford

Approval Of Minutes

1. [BOZA Minutes 022023](#)

A motion was made by Member Buttorff, seconded by Member Howard that the February 20, 2023 BOZA minutes be approved. The vote was as follows:

YES: Members Buttorff, Horton, Howard, Leanhart and Bond

ABSTAIN: Member Vozos

ABSENT: Member Ford

Business Session

2. [22-MCUP-0011](#)

Request:	A Modified Conditional Use Permit for a 3,617 SF addition to an existing hospital
Project Name:	U of L Mary and Elizabeth Hospital Addition
Location:	1850 Bluegrass Avenue
Owner/Applicant:	U of L Health Louisville, INC. / Crunk Engineering
Jurisdiction:	Louisville Metro
Council District:	15 - Jennifer Chappell
Case Manager:	Molly Clark, Planner II

A motion was made by Member Howard that the Modified Conditional Use Permit for a 3,617 square foot addition to an existing a hospital (Land Development Code Hospital/Medical Clinic CUP (LDC) 4.2.29) be approved. The vote was as follows:

YES: Members Buttorff, Horton, Howard, Leanhart, Vozos and Bond

ABSENT: Member Ford

Public Hearing

3. [22-VARIANCE-0152](#)

Request: A variance to allow the principal structure to encroach into the street side yard setback and a variance to allow a fence to exceed the maximum height in the street side yard setback. **TO BE CONTINUED TO A DATE UNCERTAIN.**

Project Name: Vim Drive Variance
Location: 1370 Vim Drive
Owner/Applicant: Maria Escalante
Jurisdiction: Louisville Metro
Council District: 21- Betsy Ruhe
Case Manager: Amy Brooks, Planner I

TO BE CONTINUED TO A DATE UNCERTAIN - NO VOTE

4. [22-NONCONFORM-0032](#)

Request: Nonconforming Rights Application to allow a change in nonconforming rights from a convenience store to a duplex.

Project Name: Beecher Street Nonconformance
Location: 500 Beecher Street
Owner: Derrick Tiller
Applicant: Sharon Bell
Jurisdiction: Louisville Metro
Council District: 15- Jennifer Chappell
Case Manager: Amy Brooks, Planner I

A motion was made by Member Howard, seconded by Member Vozos that the non-conforming use be changed from a convenience store to a duplex. The vote was as follows:

YES: Members Buttorff, Horton, Howard, Leanhart, Vozos and Bond

ABSENT: Member Ford

5. [22-CUP-0392](#)

Request: Conditional Use Permit for short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Riveroaks Lane Short Term Rental

Location: 3925 Riveroaks Lane

Owner: 3925 Riveroaks LLC

Applicant: Alyssa Lewis

Representative: Michael Marks

Jurisdiction: Louisville Metro

Council District: 17- Markus Winkler

Case Manager: Amy Brooks, Planner I

A motion was made by Member Vozos, seconded by Member Buttorff that the Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in an R-4 zoning district and Neighborhood Form District be approved. The vote was as follows:

YES: Members Buttorff, Horton, Leanhart, Vozos and Bond
NO: Member Howard
ABSENT: Member Ford

6. [22-CUP-0396](#)

Request: Conditional Use Permit for short term rental of a dwelling unit that is not the primary residence of the host in the TNZD zoning district.

Project Name: S. First Street Short Term Rental

Location: 1219 S. 1st Street

Owner: Daniel and Mary Assef

Applicant: Daniel Assef

Jurisdiction: Louisville Metro

Council District: 6- Phillip Baker

Case Manager: Heather Pollock, Planner I

A motion was made by Member Howard, seconded by Member Horton that the Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in the TNZD zoning district and Traditional Neighborhood Form District be denied. The vote was as follows:

YES: Members Horton, Howard, Leanhart and Bond
NO: Members Buttorff and Vozos
ABSENT: Member Ford

7. [22-CUP-0397](#)

Request: Conditional Use Permit for short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Ridgeview Avenue Short Term Rental
Location: 2418 Ridgeview Avenue
Owner/Applicant: Shaheen Farooq
Representative: Slava Furs
Jurisdiction: Louisville Metro
Council District: 18- Marilyn Parker
Case Manager: Heather Pollock, Planner I

A motion was made by Member Leanhart, seconded by Member Horton that the Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in the R-5 single family zoning district and Neighborhood form district be denied. The vote was as follows:

YES: Members Buttorff, Horton, Howard, Leanhart, Vozos and Bond

ABSENT: Member Ford

Adjournment