



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, June 26, 2023

1:00 PM

Old Jail Courtroom

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 06.05.23](#)

Approval of the minutes of the June 5, 2023 Board of Zoning Adjustment meeting.

Business Session

2. [22-CUP-0397](#)

Request:	Waiver of BOZA Policy 3.02.04 to allow a new application for Board action within one year of Board action on the same tract of property.
Project Name:	Ridgeview Avenue Short Term Rental
Location:	2418 Ridgeview Avenue
Owner:	Farooq Shaheen
Applicant	Slava Furs
Jurisdiction:	Louisville Metro
Council District:	18- Marilyn Parker
Case Manager:	Amy Brook, Planner I

Public Hearing

3. [23-CUP-0096](#)

Request: **CONTINUED FROM JUNE 5, 2023 BOZA MEETING -**
Conditional Use Permit for an accessory dwelling unit in R-5
single family zoning district with an associated variance

Project Name: N. Crestmoor Accessory Dwelling Unit

Location: 100 N. Crestmoor Avenue

Owner: Lauren Riney & Michael Frank

Applicant: Michael Frank

Jurisdiction: Louisville Metro

Council District: 9 -Andrew Owen

Case Manager: Heather Pollock, Planner I

4. [23-VARIANCE-0048](#)

Request: A variance to allow an accessory structure to encroach into
the required side yard setback.

Project Name: Plane Tree Drive Variance

Location: 4606 Plane Tree Dr.

Owner: Michael Schubert

Applicant: Michael Schubert

Jurisdiction: Louisville Metro

Council District: 2- Barbara Shanklin

Case Manager: Amy Brooks, Planner I

5. [23-VARIANCE-0051](#)

Request: A variance to allow a structure to encroach into the
required side yard and rear yard setbacks.

Project Name: Big Bar Variance

Location: 1202 Bardstown Rd

Owner: Kevin Bryan, Bigger is Better LLC

Applicant: Nathan Grimes

Jurisdiction: Louisville Metro

Council District: 8- Benjamin Reno-Weber

Case Manager: Amy Brooks, Planner I

6. [23-VARIANCE-0052](#)

Request: A variance to allow a structure to encroach into the required side yard and rear yard setbacks.

Project Name: Wallace Avenue Variance

Location: 611 Wallace Avenue

Owner: Jessica Farquhar

Applicant: Mark Campbell

Jurisdiction: City of St. Matthews

Council District: 9-Andrew Owen

Case Manager: Amy Brooks, Planner I

7. [23-VARIANCE-0054](#)

Request: A variance to allow a proposed addition to exceed the max setback on a corner lot and encroach into the rear yard setback

Project Name: Burnett Avenue Variance

Location: 511-537 Burnett Ave

Owner: Burwether, LLC

Applicant: Burwether, LLC.

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

8. [23-VARIANCE-0056](#)

Request: Variance to allow a principal structure to encroach into the street side yard setback.

Project Name: Basswood Lane Variance

Location: 3606 Basswood Lane

Owner: Courtney and Robert Hunter

Applicant: Courtney and Robert Hunter

Representative: Jack Stewart, AIA, Stewart Architecture, PLLC

Jurisdiction: Louisville Metro

Council District: 16- Scott Reed

Case Manager: Jeremy Chesler, Planner I

9. [23-VARIANCE-0059](#)

Request: A variance to allow a structure to encroach into the required side yard setback.

Project Name: South Shelby Street Variance

Location: 1039 S. Shelby St

Owner: Salena Hernandez

Applicant: Brian Holder, Holder Realty LLC

Jurisdiction: Louisville Metro

Council District: 6- Phillip Baker

Case Manager: Amy Brooks, Planner I

10. [23-VARIANCE-0060](#)

Request: A variance to allow an accessory structure to encroach into the required street side yard setback. (**CONTINUED TO A DATE UNCERTAIN**)

Project Name: Tyler Lane Variance

Location: 2038 Tyler Lane

Owner: Tyler 2038 LLC

Applicant: Kevin Sullivan

Jurisdiction: Louisville Metro

Council District: 8- Benjamin Reno-Weber

Case Manager: Amy Brooks, Planner I

11. [23-VARIANCE-0078](#)

Request: Variances for Maximum Building Height, Setbacks, and a Waiver from Residential Site Design Standards

Project Name: Monarch Station

Location: 1413 Bland St

Owner: Volunteers of America Mid-States

Applicant: Jake Belwood, Gresham Smith

Jurisdiction: Louisville Metro

Council District: 6 - Philip Baker

Case Manager: Ethan Lett, Planner I

12. [23-NONCONFORM-0010](#)

Request: Nonconforming Rights for heavy truck repair.
Project Name: Nonconforming rights
Location: 10510 National Turnpike
Owner: James Gerkins
Applicant: James Gerkins
Jurisdiction: Louisville Metro
Council District: Dan Seum Jr. - District 13
Presenter: Christopher French, AICP, Planning Supervisor
Case Manager: Mark Pinto, Associate Planner

13. [22-MCUP-0009](#)

Request: Modified Conditional Use Permit for Camping Areas and
Recreational Vehicle Parks
Project Name: Progress Park
Location: 4501 Progress Blvd
Owner: Progress Park, LLC
Applicant: Mike Pifer
Jurisdiction: Louisville Metro
Council District: 2 -Barbara Shanklin
Case Manager: Ethan Lett, Planner I

14. [22-CUP-0234](#)

Request: Conditional Use Permit for Boarding House (LDC 4.2.11)
with relief from item 'A'
Project Name: 1814 Date Street
Location: 1814 Date Street
Owner: Hoang Nguyen
Representative: Wyatt, Tarrant, & Combs, LLP - Jon Baker
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Joel Dock, AICP, Planning Supervisor

15. [23-CUP-0039](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host
Project Name: Sunbury Lane Short Term Rental
Location: 7901 Sunbury Lane
Owner: Sunny Family Revocable Trust
Applicant: Barrett Goff
Jurisdiction: Louisville Metro
Council District: 11 -Kevin Kramer
Case Manager: Heather Pollock, Planner I

16. [23-CUP-0045](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host
Project Name: Emery Ave Short Term Rental
Location: 5125 Emery Avenue
Owner/Applicant: Johnathan Lun
Jurisdiction: Louisville Metro
Council District: 21- Betsy Ruhe
Case Manager: Chris French, AICP, Planning Supervisor

This case will be continued to the July 10, 2023 BOZA Meeting.

17. [23-CUP-0059](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host
Project Name: River Road Short Term Rental
Location: 4515 River Road
Owner: Gaffney Historic River, LLC
Applicant: Galen Weiss & Ellen Archer
Representative: Cliff Ashburner, Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Heather Pollock, Planner I

This case will be continued to the July 10, 2023 BOZA Meeting.

18. [23-CUP-0060](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host
Project Name: 326 Northwestern Parkway Short Term Rental
Location: 326 Northwestern Parkway
Owner: Lotus Property Group LLC
Applicant: Angela Hite
Jurisdiction: Louisville Metro
Council District: 5- Donna Purvis
Case Manager: Amy Brooks, Planner I

This case will be continued to the July 24, 2023 BOZA Meeting.

19. [23-CUP-0061](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host
Project Name: 125 Northwestern Parkway Short Term Rental
Location: 125 Northwestern Parkway
Owner: Lotus Property Group LLC
Applicant: Angela Hite
Jurisdiction: Louisville Metro
Council District: 5- Donna Purvis
Case Manager: Amy Brooks, Planner I

This case will be continued to the July 24, 2023 BOZA Meeting.

20. [23-CUP-0110](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host
Project Name: Strathmoor Boulevard Short Term Rental
Location: 2201 Strathmoor Boulevard
Owner/Applicant: Karla Kinderman Ceccoli
Jurisdiction: Louisville Metro
Council District: 8 - Ben Reno-Weber
Case Manager: Heather Pollock, Planner I

21. [22-APPEAL-0014](#)

Request:	Appeal of an administrative decision regarding nonconforming rights.
Project Name:	Atterberry Court Appeal
Location:	4607 Atterberry Court
Owner:	Prospect Construction, LLC
Appellant:	Tom Sanders
Representative:	Bardenwerper, Talbot & Roberts, PLLC
Jurisdiction:	City of Shively
Council District:	3 - Kumar Rashad
Case Manager:	Chris French, AICP, Planning Supervisor

Adjournment