



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, October 1, 2018

1:00 PM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 09.17.18](#)

Approval of the Minutes from the September 17, 2018 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 09.17.18.pdf](#)

#### Business Session

2. [18VARIANCE1081](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of the lot

Project Name: Park Avenue Variance

Location: 631 Park Avenue

Owner: Peggy Cummins

Applicant: Doug Wilson

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1081\\_Applicant\\_Justification.pdf](#)  
[18VARIANCE1081\\_Elevations.pdf](#)  
[18VARIANCE1081\\_Site\\_Plan.pdf](#)  
[18VARIANCE1081\\_Staff\\_Report\\_BOZA\\_100118.pdf](#)  
[18VARIANCE1081\\_Additional\\_Elevation.pdf](#)

**3. [18VARIANCE1076](#)**

Request: Variance to allow a proposed detached garage to encroach into the required rear yard

Project Name: Wilson Detached Garage

Location: 305 Breckenridge Lane

Owner/Applicant: Adam Wilson

Jurisdiction: St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Jon E. Crumbie, Planning & Design Coordinator

**Attachments:** [18VARIANCE1076\\_Site Photos.pdf](#)  
[18VARIANCE1076\\_Site Plan.pdf](#)  
[18VARIANCE1076\\_Staff Report\\_100118.pdf](#)  
[18VARIANCE1076\\_Elevation.pdf](#)

**Old Business****4. [18APPEAL1001](#)**

Request: Review of Land Use Determination

Project Name: Conley Appeal

Location: 4301 Mud Lane

Owner: Rickey and Janice Conley

Representative: Bart L. Greenwald

Jurisdiction: Louisville Metro

Council District: 13 - Vicki Aubrey Welch

Case Manager: Chris French, AICP, Planning & Design Supervisor

*Applicant is requesting to continue this case to 11/5/18*

**Public Hearing**

**5. [18VARIANCE1039](#)**

Request: Variance to allow a structure to exceed the maximum infill front yard setback and Waiver to allow a garage in the Traditional Neighborhood form district to be flush with the front façade of the house

Project Name: Caledonia Avenue Variance & Waiver  
Location: 4 Caledonia Avenue  
Owner/Applicant: Thomas Faversham  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Dante St. Germain, Planner II

**Attachments:** [18VARIANCE1039\\_Staff Pres.ppt](#)  
[18VARIANCE1039\\_Staff Report\\_BOZA 100118.pdf](#)  
[18VARIANCE1039\\_applicant\\_justification.pdf](#)  
[18VARIANCE1039\\_elevations.pdf](#)  
[18VARIANCE1039\\_site\\_plan\\_082018.pdf](#)

**6. [18VARIANCE1071](#)**

Request: Variance to allow a detached garage to encroach into the rear yard setback

Project Name: Woodbourne Avenue Variance  
Location: 1900 Woodbourne Avenue  
Owner: David Franck  
Applicant: Anne Del Prince - Del Prince Designs, LLC  
Jurisdiction: Louisville Metro  
Council District: 8 - Brandon Coan  
Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1071\\_SitePlan\\_Elevations.pdf](#)  
[18VARIANCE1071\\_Staff Pres.ppt](#)  
[18VARIANCE1071\\_Staff Report\\_BOZA 100118.pdf](#)  
[18VARIANCE1071\\_Applicant\\_Justification.pdf](#)

**7. [18VARIANCE1082](#)**

Request: Variance to allow a private yard area to be less than the required 20% of the area of the lot

Project Name: Floral Terrace Variance

Location: 628 Floral Terrace

Owner/Applicant: Barry Sanford

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1082\\_Elevations.pdf](#)  
[18VARIANCE1082\\_SitePlan.pdf](#)  
[18VARIANCE1082\\_Staff Pres.ppt](#)  
[18VARIANCE1082\\_Staff Report\\_BOZA 100118.pdf](#)  
[18VARIANCE1082\\_Applicant\\_Justification.pdf](#)

**8. [18VARIANCE1072](#)**

Request: Variance to permit a fence to exceed the permitted height

Project Name: Kings Highway Fence

Location: 2514 Kings Highway

Owner/Applicant: Amy Baach and Indras Moontree

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18VARIANCE1072\\_2514 Kings Hwy\\_App Pics.pdf](#)  
[18VARIANCE1072\\_2514 Kings Hwy\\_BOZA PP.pdf](#)  
[18VARIANCE1072\\_2514 Kings Hwy\\_BOZA StaffRpt.pdf](#)  
[18VARIANCE1072\\_2514 Kings Hwy\\_Site Plan.pdf](#)  
[18VARIANCE1072\\_2514 Kings Hwy\\_App Justif.pdf](#)  
[18VARIANCE1072\\_2514 Kings Hwy\\_Comments.pdf](#)

**9.** [18CUP1085](#)

Request: Conditional Use Permit to allow short term rental of dwelling units not the primary residence of the host

Project Name: Lexington Road Short-Term Rental

Location: 1318 Lexington Road

Owner: Michael Ratterman

Applicant/Representative: KeySource Properties LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1085\\_1318 Lexington Rd\\_BOZA PP.ppt](#)  
[18CUP1085\\_1318 Lexington Rd\\_BOZA Staff Rpt.pdf](#)  
[18CUP1085\\_1318 Lexington Rd\\_APO Mtg.pdf](#)

**10.** [18CUP1074](#)

Request: Conditional Use Permit for Off-Street Parking Area with relief to reduce yard sizes and waivers of landscaping requirements

Project Name: Bradford Mills Lofts Off Street Parking

Location: 1134 and 1136 Reutlinger Avenue

Owner: James Wilson

Applicant: The Marian Group

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1074\\_1134 Reutlinger\\_Appl Justif.pdf](#)  
[18CUP1074\\_1134 Reutlinger\\_BOZA PP.ppt](#)  
[18CUP1074\\_1134 Reutlinger\\_BOZA Staff Rpt.pdf](#)  
[18CUP1074\\_1134 Reutlinger\\_Plan Zoom 7.18.18.JPG](#)  
[18CUP1074\\_1134 Reutlinger\\_APO Mtg.pdf](#)

**11.** [18CUP1089](#)

Request: Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant with variances to encroach into required setbacks and waiver of landscape requirements at rear

Project Name: Goss Avenue CUP  
Location: 1031/1035/1037/1041 Goss Avenue  
Owner: BCCN Real Estate Holdings LLC  
Applicant: Goss Avenue Restaurant LLC  
Representative: Bardenwerper Talbott & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 10 - Pat Mulvihill  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1089\\_1031\\_Goss\\_Ave\\_Elevations1.pdf](#)  
[18CUP1089\\_1031\\_Goss\\_Ave\\_Elevations2.pdf](#)  
[18CUP1089\\_1031\\_Goss\\_Ave\\_PP.ppt](#)  
[18CUP1089\\_1031\\_Goss\\_Ave\\_Site\\_Plan\\_8.31.18.JPG](#)  
[19CUP1089\\_1031\\_Goss\\_Ave\\_Waiver\\_and\\_Variance\\_Justif.pdf](#)  
[18CUP1089\\_1031\\_Goss\\_Ave\\_APO\\_Mtg.pdf](#)  
[18CUP1089\\_1031\\_Goss\\_Ave\\_App\\_Justif.pdf](#)  
[18CUP1089\\_1031\\_Goss\\_Ave\\_BOZA\\_Staff\\_Rpt.pdf](#)

**12.** [18CUP1080](#)

Request: Conditional Use Permit to allow a private institutional use in an R-5 zoning district

Project Name: Saint Xavier High School Callahan Media Center  
Location: 1609 Poplar Level Road  
Owner: Saint Xavier High School  
Applicant: Burgess & Niple  
Representative: Mason Meredith  
Jurisdiction: Louisville Metro  
Council District: 10 - Pat Mulvihill  
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

**Attachments:** [18CUP1080\\_Powerpoint\\_100118.ppt](#)  
[18CUP1080\\_Site\\_Plan.pdf](#)  
[18CUP1080\\_Site\\_Plan\\_Overall.pdf](#)  
[18CUP1080\\_Staff\\_Report\\_100118.pdf](#)  
[18CUP1080\\_Elevation\\_Floor\\_Plan.pdf](#)  
[18CUP1080\\_Justification.pdf](#)  
[18CUP1080\\_Neighborhood\\_Meeting.pdf](#)

**13.** [18CUP1084](#)

Request: Conditional Use Permit to allow a short term rental  
Project Name: Szot Short Term Rental  
Location: 1405 Morton Avenue  
Owner/Applicant: Lisa and Thomas Szot  
Jurisdiction: Louisville Metro  
Council District: 8 - Brandon Coan  
Case Manager: Jon E. Crumby, Planning & Design Coordinator

**Attachments:** [18CUP1084 Powerpoint\\_100118.ppt](#)  
[18CUP1084 Site Plan.pdf](#)  
[18CUP1084 Staff Report\\_100118.pdf](#)  
[18CUP1084 Neighborhood Meeting.pdf](#)

**14.** [18CUP1044](#)

Request: Conditional Use Permit to allow a self-storage facility within a C-2 District with variances for setback encroachments and landscaping waivers  
Project Name: Self-Storage Facility  
Location: 2217 Goldsmith Lane  
Owner: Alley Storage Investors, LLC.  
Applicant: Derik Leary, Kimley-Horn  
Jurisdiction: Louisville Metro  
Council District: 26 - Brent Ackerson  
Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18CUP1044 Elevation.pdf](#)  
[18CUP1044\\_emailcomments.pdf](#)  
[18CUP1044 NeighMtg.pdf](#)  
[18CUP1044\\_Plan.pdf](#)  
[18CUP1044 Staff Report\\_082018 .pdf](#)

**15.** [18CUP1073](#)

Request: Conditional Use Permit to allow a private institutional use in a Single Family Zoning District, variances for the front setback and height, and a sidewalk waiver

Project Name: Kingdom Center Church

Location: 13913 & 13985 Poplar Lane

Owner: James & Margie Charasika

Applicant: The Kingdom Center Church

Representative: Kelli Jones, Saabak, Wilson & Ingo, Inc.

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18CUP1073\\_Justification.pdf](#)  
[18CUP1073\\_Plan.pdf](#)  
[18CUP1073\\_Staff Report\\_082018\\_.pdf](#)  
[18CUP1073\\_Elevation.pdf](#)

**16.** [BOZA Bylaws](#)

Request: Proposed By-law Amendments - for discussion only

Case Manager: Chris French, AICP, Planning Supervisor

**Attachments:** [BOZA Bylaws Policies Draft 9-21-18.pdf](#)

**Adjournment**