



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, December 16, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 12.02.19](#)

Approval of the Minutes from the December 2, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 12.02.19.pdf](#)

Business Session

2. [19VARIANCE1037](#)

Request: Variance to allow a side yard setback for a first story addition on the rear of an existing residence

Project Name: Wendover Avenue Variance

Location: 510 Wendover

Owner: Adam Wilson

Applicant: Charles Podgursky - C.R.P. & Associates

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1037_NewPlan.pdf](#)

[19VARIANCE1037_OriginalPlan.pdf](#)

[19VARIANCE1037_Memo_BOZA_121619.pdf](#)

3. [19-CUP-0141](#)

Request: The applicant for 19-CUP-0141 has asked the Board of Zoning Adjustment to waive the 1 year rule for filing another application for a Conditional Use Permit for a short term rental

Project Name: Schweitzer Short Term Rental

Location: 1849 Yale Drive

Owner: Nicholas Schweitzer

Representative: Paul Whitty

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

Attachments: [19-CUP-0141_Power Point_121619.ppt](#)
[19-CUP-0141_Staff Report_110419.pdf](#)
[19-CUP-0141_Applicant Info.pdf](#)

Public Hearing**4. [19-CUP-0207](#)**

Request: **THIS CASE IS BEING CONTINUED TO 1/27/20**
Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Schneider Short Term Rental

Location: 1814 Bonnycastle Avenue

Owner: Steven Schneider

Representative: Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

5. [19-VARIANCE-0062](#)

Request: **THIS CASE IS BEING CONTINUED TO 1/6/20**
Variance to allow an addition to an existing detached garage to encroach into the required rear yard setback and to allow a private yard area to be less than the required 30% of the area of a lot

Project Name: Cherokee Parkway Variance

Location: 2507 Cherokee Parkway

Owner: Richard Pape

Applicant: Gary Shearer - GDS Builder & Remodeler

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

6. [19-VARIANCE-0004](#)

Request: Variance to allow the proposed building to exceed the 80 foot maximum front yard setback

Project Name: O'Reilly Auto Parts

Location: 5911 Bardstown Road

Owner/Applicant: Dennis Littrell, Corridor Holdings, LLC

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [MSD email.pdf](#)
[Opposition email.pdf](#)
[09-16934-11_approved_plan.pdf](#)
[19-DDP-0017_Plan_10-21-19.pdf](#)
[19-VARIANCE-0004_applicant_justification.pdf](#)
[19-VARIANCE-0004_BOZA_Staff_Report_121019.pdf](#)
[19-VARIANCE-0004_Staff_Pres.ppt](#)

7. [19-VARIANCE-0061](#)

Request: Variance to allow a detached garage to encroach into the required street side yard setback

Project Name: Shelby Street Variance

Location: 1455 S. Shelby Street

Owner: David Tobias

Applicant: Michael Marks - Wetterer & Clare

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0061_Staff_Report_BOZA_121619.pdf](#)
[19-VARIANCE-0061_ApplicantJustification.pdf](#)
[19-VARIANCE-0061_Photos.pdf](#)
[19-VARIANCE-0061_Plan.pdf](#)
[19-VARIANCE-0061_Staff_Pres.ppt](#)

8. [19-NONCONFORM-0023](#)

Request: Change in Nonconforming Use from a Tavern/Bar/Saloon to a Convenience Store
Project Name: Beecher Change in Nonconformance
Location: 500 Beecher St
Owner/Applicant: Derrick Tiller
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Chris French, Planning and Design Supervisor

Attachments: [Staff_Report_19NONCONFORM0023.pdf](#)
[19NONCONFORM0023_500BeecherSt_BOZA_Presentation.ppt](#)

9. [19-NONCONFORM-0029](#)

Request: Expansion of Nonconforming Use for Churchill Downs
Project Name: Churchill Downs Hotel Expansion
Location: 700 Central Avenue
Owner/Applicant: Churchill Downs Incorporated
Representative: Jon Baker, esq.
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Chris French, AICP, Planning and Design Supervisor

Attachments: [19-NONCONFORM-0029_BOZA_Presentation.ppt](#)
[19-NONCONFORM-0029_Staff_Report.pdf](#)

10. [19-MCUP-0002](#)

Request: Modified Conditional Use Permit for a community service facility
Project Name: Harbor House
Location: 2233 Lower Hunters Trace
Owner/Applicant: Harbor House of Louisville, Inc.
Attorney: Bardenwerper, Talbott & Roberts, PLLC, Nick Pregliasco
Jurisdiction: Louisville Metro
Council District: 12 - Rick Blackwell
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19_MCUP-0002.ppt](#)
[19-MCUP-0002_2233_Lower_Hunters_BOZA_Staff_Rpt.pdf](#)

11. [19-CUP-0193](#)

Request: Conditional Use Permit for a dialysis medical clinic
Project Name: Medical Clinic
Location: 3935 Taylorsville Road
Owner: McMahan Plaza
Applicant: Pure Life Renal, Orestes L. Lugo
Representative : BTM Engineering Inc., Chris Brown
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0193_BZA Applicant Presentation_2019.12.16.pdf](#)
[19-CUP-0193_Staff Report_012218.pdf](#)
[19-CUP-0193.ppt](#)

12. [19-CUP-0206](#)

Request: Conditional Use Permit to allow outdoor alcohol sales and consumption
Project Name: Four Pegs II
Location: 1053 Goss Avenue
Owner/Applicant: Wanda Sue Hatfield
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0206_Staff Report_121619.pdf](#)
[19-CUP-0206_Applicant Information.pdf](#)
[19-CUP-0206_Power Point_121619.ppt](#)

13. [19-CUP-0209](#)

Request: Conditional Use Permit to allow a private proprietary club
Project Name: Louisville Elks Lodge No. 8 addition
Location: 2824 Klondike Lane
Owner/Applicant: Louisville Elks Lodge, Benevolent and Protective Order of Elks of the United States of America, Inc.
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0209_Staff Report_121619.pdf](#)
[12112019 Elk's Lodge perspective images.pdf](#)
[19-CUP-0209_Applicant Information.pdf](#)
[19-CUP-0209_Power Point_121619.ppt](#)

14. [19-CUP-0211](#)

Request: Conditional Use Permit to allow a community service facility
Project Name: Free2Hope
Location: 2539 West Main Street
Owner/Applicant: Amy Leenerts
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0211_Applicant Information.pdf](#)
[19-CUP-0211 Power Point 121619.ppt](#)
[19-CUP-0211_Staff Report_121619.pdf](#)

15. [19-CUP-0226](#)

Request: Conditional Use Permit for an accessory apartment
Project Name: Douglass Boulevard Accessory Apartment
Location: 2205 Douglass Boulevard
Owner/Applicant: Nicole Levinson
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0226_Plans.pdf](#)
[19-CUP-0226_Staff Pres.ppt](#)
[19-CUP-0226_Staff Report_BOZA 121619.pdf](#)
[19-CUP-0226_LetterofExplanation.pdf](#)
[19-CUP-0226_NeighborhoodMeetingInfo.pdf](#)

16. [19-CUP-0191](#)

Request: Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Goff short term rental
Location: 1027 Beecher Street
Owner/Applicant: Goff Primary, LLC
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0191_Staff Report_121619.pdf](#)
[19-CUP-0191_Applicant Information.pdf](#)
[19-CUP-0191 Power Point_121619.ppt](#)

17. [19-CUP-0192](#)

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

Project Name: Taylor Boulevard Short Term Rental

Location: 3002 Taylor Boulevard

Owner: Martin G. Hall Family Revocable Trust

Applicant: Barrett Goff

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0192_Staff Pres.ppt](#)
[19-CUP-0192_Staff Report_BOZA 121619.pdf](#)
[19-CUP-0192_BedroomPhotos.pdf](#)
[19-CUP-0192_LetterofExplanation.pdf](#)
[19-CUP-0192_NeighborhoodMeeting2Info.pdf](#)
[19-CUP-0192_NeighborhoodMeetingInfo.pdf](#)

18. [19-CUP-0200](#)

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

Project Name: Belvar Short Term Rental

Location: 320 Belvar Avenue

Owner/Applicant: Mary E. Flanagan

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0200.ppt](#)
[19-CUP-0200 staff report.pdf](#)

19. [19-CUP-0210](#)

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

Project Name: Denison short term rental

Location: 1226 East Breckinridge Street

Owner/Applicant: Tiffany Denison

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

Attachments: [19-CUP-0210_Staff Report_121619.pdf](#)
[19-CUP-0210_Applicant Information.pdf](#)
[19-CUP-0210_Power Point_121619.ppt](#)

20. [19-CUP-0176](#)

Request:

THIS CASE HAS WILL NOT BE HEARD BEFORE 3:00 P.M.

Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name:

Curran short term rental

Location:

3123 Runnymede Road

Owner/Applicant:

Alan J. Curran

Jurisdiction:

Glenview Hills

Council District:

16 - Scott Reed

Case Manager:

Jon E. Crumbie, Planning & Design Coordinator

Attachments:

[19-CUP-0176 Power Point 121619.ppt](#)

[19-CUP-0176 Staff Report 121619.pdf](#)

[19-CUP-0176 Applicant Information.pdf](#)

[19-CUP-0176 Opposition.pdf](#)

Adjournment