



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Monday, April 30, 2018

1:00 PM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 04.16.18](#)

Approval of the Minutes from the April 16, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 04.16.18.pdf](#)

#### Business Session

2. [18CUP1011](#)

Request: Modification of a Conditional Use Permit for a private proprietary club in an R-4 zoning district

Project Name: Hazelnut Farm

Location: 814 Eastwood Fisherville Rd

Owner: Ranjit Brar

Applicant: Ranjit Brar

Representative: Bardenwerper Talbott & Roberts PLLC

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1011\\_MOD 2\\_BOZA Staff Rpt.pdf](#)

[18CUP1011\\_MOD 2\\_Detail.pdf](#)

#### Public Hearing

**3. [17DEVPLAN1241](#)**

Request: Variance to allow encroachment into a protected waterway buffer, a Variance to allow encroachment into the front setback, and a Waiver related to the screening of the subject site from R-5 zoned properties

Project Name: 2905 Fern Valley Road  
Location: 2905 Fern Valley Road  
Owner: Samir Shah - KAC Enterprises Inc.  
Applicant: Mike S. Evans - PE, PLS  
Representative: Bardenwerper Talbott & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 21 - Vitalis Lanshima  
Case Manager: Ross Allen, Planner I

**Attachments:** [17DEVPLAN1241\\_VARIANCE\\_APP\\_3-36-18.PDF](#)  
[17DEVPLAN1241\\_VARIANCE\\_JUSTIFICATION\\_3-20-18.PDF](#)  
[17DEVPLAN1241\\_VARIANCE\\_WAIVER\\_APPLICATIONS\\_1-29-18.PDF](#)  
[17SS01-Elevations1.pdf](#)  
[BOZA\\_17DEVPLAN1241\\_Staff\\_Report.pdf](#)  
[17DEVPLAN1241\\_PrelimStamps04302018.pdf](#)  
[17DEVPLAN1241\\_BOZA\\_Staff\\_Pres\\_04302018.ppt](#)

**4. [17DEVPLAN1180](#)**

Request: Variance to allow a structure to exceed the corner lot requirement setback, five Waivers related to design requirements, and three Waivers related to landscaping

Project Name: 1701 West Broadway  
Location: 1701 West Broadway  
Owner: Kheder Kutmah - Crystal Clean Car Wash Inc.  
Applicant: Chris Schipper - Chris Schipper Engineering  
Representative: Chris Schipper - Chris Schipper Engineering  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Ross Allen, Planner I

**Attachments:** [17DEVPLAN1180\\_PrelimStampPlan04302018BOZA.pdf](#)  
[17DEVPLAN1180\\_RENDERINGS\\_1-22-18.PDF](#)  
[17DEVPLAN1180\\_StaffPres\\_04302018.ppt](#)  
[17DEVPLAN1180\\_1VARIANCE\\_8WAIVERS\\_3-30-18.PDF](#)  
[BOZA\\_17DEVPLAN1180\\_Staff\\_Report\\_04302018.pdf](#)

**5. [18DEVPLAN1002](#)**

Request: Variance to allow the structure to encroach within the rear setback and a Waiver to not provide a pedestrian access from the structure to the public sidewalk and two Waivers related to landscaping

Project Name: 3255 Bardstown Road

Location: Cat 2B 3255 Bardstown Road

Owner: Drew Zazofsky -Thorntons Inc.

Applicant: Prateek Gupta - Realcraft Property Solutions LLC.

Representative: Michael Hill - Land Design and Development Inc.

Jurisdiction: Louisville Metro

Council District: 26 - Brent T. Ackerson

Case Manager: Ross Allen, Planner I

**Attachments:** [18DEVPLAN1002\\_BOZA\\_Staff\\_Pres\\_04302018.ppt](#)  
[18DEVPLAN1002\\_prelimApprvdStamps.pdf](#)  
[18DEVPLAN1002\\_VARIANCE\\_WAIVER\\_3-22-18.PDF](#)  
[BOZA\\_18DEVPLAN1002\\_Staff\\_Report\\_04302018.pdf](#)  
[18DEVPLAN1002\\_KDW\\_Permit\\_explanation.msg](#)  
[18DEVPLAN1002\\_Application\\_01122018.pdf](#)

**6. [18VARIANCE1020](#)**

Request: Variance to allow a driveway to be used for off street parking to exceed 20 feet in width

Project Name: 420 Macon Avenue Driveway

Location: 420 Macon Avenue

Owner: David & Connie Dunn

Applicant: David Dunn

Representative: David Dunn

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

**Attachments:** [18VARIANCE1020\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1020\\_Staff\\_Report\\_BOZA\\_043018.pdf](#)  
[18VARIANCE1020\\_applicant\\_exhibit.pdf](#)  
[18VARIANCE1020\\_applicant\\_justification.pdf](#)  
[18VARIANCE1020\\_site\\_plan\\_031218.pdf](#)

**7. [18VARIANCE1028](#)**

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot

Project Name: 842 Franklin Street Addition

Location: 842 Franklin Street

Owner: Kimberly Lesak

Applicant: Christopher Eldridge - Eldridge Company

Representative: Christopher Eldridge

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

**Attachments:** [18VARIANCE1028\\_Staff Pres.ppt](#)  
[18VARIANCE1028\\_Staff Report\\_BOZA 043018.pdf](#)  
[18VARIANCE1028\\_applicant\\_justification.pdf](#)  
[18VARIANCE1028\\_elevations.pdf](#)  
[18VARIANCE1028\\_site\\_plan\\_032318.pdf](#)

**8. [18VARIANCE1029](#)**

Request: Variance to allow a structure to encroach into the required side yard setback

Project Name: 1606 S Shelby Street Addition

Location: 1606 S Shelby Street

Owner: Above & Beyond Real Estate LLC

Applicant: Gordon Jett

Representative: Gordon Jett

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Dante St. Germain, Planner I

**Attachments:** [18VARIANCE1029\\_Staff Pres.ppt](#)  
[18VARIANCE1029\\_Staff Report\\_BOZA 043018.pdf](#)  
[18VARIANCE1029\\_applicant\\_justification.pdf](#)  
[18VARIANCE1029\\_elevations.pdf](#)  
[18VARIANCE1029\\_site\\_plan\\_032618.pdf](#)

**9.**     [18VARIANCE1030](#)

Request:                                 Variance to allow a fence to exceed 4 feet in height in the front yard of a double-frontage lot

Project Name:                         2330 Brookside Drive Fence

Location:                               2330 Brookside Drive

Owner:                                  Robert Wainwright

Applicant:                              Robert Wainwright

Representative:                       Robert Wainwright

Jurisdiction:                          Louisville Metro

Council District:                      8 - Brandon Coan

Case Manager:                         Dante St. Germain, Planner I

**Attachments:**     [18VARIANCE1030\\_Staff Pres.ppt](#)  
                          [18VARIANCE1030\\_Staff Report\\_BOZA 043018.pdf](#)  
                          [18VARIANCE1030\\_applicant\\_justification.pdf](#)  
                          [18VARIANCE1030\\_site\\_plan\\_032618.pdf](#)

**10.**    [18VARIANCE1032](#)

Request:                                 Variance to allow a structure to encroach into the required side yard setback

Project Name:                         3936 Napanee Road Addition

Location:                               3936 Napanee Road

Owner:                                  Samuel & Katherine Gaunt

Applicant:                              Charlie Williams

Representative:                       Charlie Williams

Jurisdiction:                          Louisville Metro

Council District:                      9 - Bill Hollander

Case Manager:                         Dante St. Germain, Planner I

**Attachments:**     [18VARIANCE1032\\_Staff Pres.ppt](#)  
                          [18VARIANCE1032\\_Staff Report\\_BOZA 043018.pdf](#)  
                          [18VARIANCE1032\\_applicant\\_justification.pdf](#)  
                          [18VARIANCE1032\\_elevations.pdf](#)  
                          [18VARIANCE1032\\_site\\_plan\\_032918.pdf](#)

**11. [18VARIANCE1037](#)**

Request: Variance to allow a proposed building to encroach into the 20' side setback

Project Name: Kentucky Derby Museum

Location: 704 Central Avenue

Owner: Kentucky Derby Museum Corporation

Applicant: Kentucky Derby Museum Corporation

Representative: Evans Griffin, Inc

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Joel Dock, Planner II

**Attachments:** [18DEVPLAN1035\\_18VARIANCE1037\\_PLAN\\_041718.PDF](#)  
[18DEVPLAN1035\\_RENDERINGS.pdf](#)  
[18VARIANCE1037\\_BOZA STAFF REPORT\\_043018.pdf](#)

**12. [17CUP1112](#)**

Request: Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district

Project Name: Morels Cafe

Location: 619 Baxter Avenue

Owner: SDT, LLC

Applicant: Rani Newman

Representative: Rani Newman

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

**Attachments:** [17CUP1112\\_Powerpoint\\_043018.ppt](#)  
[17CUP1112\\_Site Plan.pdf](#)  
[17CUP1112\\_043018\\_Staff Report\\_.pdf](#)  
[17CUP1112\\_Neighborhood Meeting.pdf](#)

**13. [17CUP1035](#)**

Request: Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district

Project Name: Hooked on Frankfort

Location: 3202 Frankfort Avenue

Owner: Sonyajean, Inc.

Applicant: EC Design

Representative: EC Design

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

*Requesting to be CONTINUED to 5/7/18*

**14.** [18CUP1001](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit within a TNZD

Project Name: Short Term Rental

Location: 531 W. St. Catherine Street

Owner: Charlton and Melissa Yingling

Applicant: Charlton and Melissa Yingling

Representative: Charlton and Melissa Yingling

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1001\\_APO Mtg Notes.pdf](#)  
[18CUP1001\\_BOZA PP.ppt](#)  
[18CUP1001\\_531 W St Catherine\\_BOZA Staff Rpt.pdf](#)

**15.** [18CUP1013](#)

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

Project Name: Short Term Rental

Location: 3613 Lexington Road

Owner: Faith Unlimited LLC

Applicant: Dr. Dana O'Neil

Representative: Dr. Dana O'Neil

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1013\\_BOZA PP.ppt](#)  
[18CUP1013\\_BOZA Staff Rpt.pdf](#)  
[18CUP1013\\_APO Mtg Notes.pdf](#)

**Adjournment**