



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, June 27, 2022

1:00 PM

Old Jail Auditorium

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Auditorium, 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 05.23.22 Special](#)

Approval of the Minutes from the May 23, 2022 Board of Zoning Adjustment Special meeting

Consent Agenda

Business Session

2. [22-VARIANCE-0025](#)

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:	Plymouth Road Variance
Location:	4000 Plymouth Road
Owner/Applicant:	Theodore Blevins
Representative:	Bradley Hicks, Grapevine Properties, INC
Jurisdiction:	City of St. Matthews
Council District:	26 - Brent Ackerson
Case Manager:	Heather Pollock, Planner I

3. [22-VARIANCE-0079](#)

Request: Variance to allow an addition to encroach into the side yard setback

Project Name: Lightfoot Road Variance

Location: 495 Lightfoot Road

Owner/Applicant: Jodi & Michael Noble

Representative: Melody Masoud, Amlung Construction Co, INC.

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Heather Pollock, Planner I

Public Hearing**4. [21-VARIANCE-0134](#)**

Request: Variance to allow a deck to encroach into the side yard and front yard setbacks

Project Name: Hoertz Avenue Variance

Location: 1314 Hoertz Avenue

Owner/Applicant: Katrina Miller

Representative: Cliff Ashburner, Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Heather Pollock, Planner I

5. [22-VARIANCE-0027](#)

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

Project Name: Forrest Street Variance

Location: 1000 Forrest Street

Owner/Applicant: Jeremy Collins

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Heather Pollock, Planner I

6. [22-VARIANCE-0051](#)

Request: Variance to allow a structure to exceed the maximum allowed setback in the Suburban Marketplace Corridor form

Project Name: Hurstbourne Pointe

Location: 8308 Watterson Trail

Owner: Hurstbourne Point LLC

Applicant: Hurstbourne Point LLC

Representative: Milestone Design Group

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Dante St. Germain, AICP, Planner II

7. [22-VARIANCE-0059](#)

Request: Variance to Exceed the maximum front yard setback

Project Name: Key Family Dentistry

Location: 6305 E Manslick Rd

Owner: Parkway Professionals LLC

Applicant: Parkway Professionals LLC

Representative: QK4

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Jay Lockett, AICP, Planner II

8. [22-VARIANCE-0064](#)

Request: Variance to allow a fence to exceed the maximum height in the side yard setback

Project Name: Mike's Carwash Fence Variance

Location: 2962 Breckenridge Lane

Owner/Applicant: Mike's No 58, LLC

Representative: Eddie Krieger, Mike's Carwash

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Heather Pollock, Planner I

9. [22-CAT3-0006](#)

Request: A Category 3 Development Plan with 2 Variances and 2 Waivers

Project Name: Beecher Terrace Phase IV

Location: 1200 W Jefferson Street

Owner/Applicant: Louisville Metro Housing Authority / Civil Design, INC.

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Molly Clark, Planner I

10. [22-NONCONFORM-0013](#)

Request: Change in nonconforming use from a package liquor store (no on-site alcohol consumption allowed) to an office, professional and business.

Project Name: 701 E Kentucky St Change in Nonconformance
Location: 701 E. Kentucky Street
Owner: E Kentucky Property MDR, LLC
Applicant: Julie A. Metzinger
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Zach Schwager, Planner I

11. [22-CUP-0028](#)

Request: Conditional Use Permit for a proposed commercial kennel
Project Name: Pet Suites Commercial Kennel
Location: 9017 Taylorsville Road
Owner: HMA Property Holdings, LLC
Applicant: Keith Demchinski - Beta Equity Investments, LLC
Representative: Jon Baker - Wyatt, Tarrant & Combs, LLP
Jurisdiction: Louisville Metro
Council District: 11 - Kevin Kramer
Case Manager: Zach Schwager, Planner I

12. [22-CUP-0057](#)

Request: Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host
Project Name: McGill Drive Short Term Rental
Location: 4410 McGill Drive
Owner/Applicant: Adam Hicks
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Heather Pollock, Planner I

13. [21-MCUP-0007](#)

Request: Modified Conditional Use Permit to allow for additions to the principal existing structure and 45 new parking spaces
Project Name: Portland Christian School
Location: 8507 Westport Road
Owner: Portland Christian School System
Applicant: Mark Madison - Milestone Design Group, Inc.
Jurisdiction: Louisville Metro
Council District: 7 - Paula McCraney
Case Manager: Zach Schwager, Planner I

14. [22-APPEAL-0003](#)

Request:	Appeal of an administrative decision regarding nonconforming rights
Project Name:	Greenwood Avenue Appeal
Location:	2210 Greenwood Avenue
Owner/Appellant:	Legacy Property Solutions, LLC/Fred Newman
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Chris French, AICP, Planning & Design Supervisor

Adjournment