



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, September 17, 2018

1:00 PM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 09.04.18](#)

Approval of the Minutes from the September 4, 2018 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 09.04.18.pdf](#)

#### Business Session

2. [18VARIANCE1074](#)

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

Project Name: Barret Avenue Addition

Location: 602 Barret Avenue

Owner: GMJ Properties LLC

Applicant: Steve Smith

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner II

**Attachments:** [18VARIANCE1074\\_site\\_plan\\_080818.pdf](#)

[18VARIANCE1074\\_Staff\\_Report\\_BOZA\\_091718.pdf](#)

[18VARIANCE1074\\_applicant\\_justification.pdf](#)

[18VARIANCE1074\\_elevations.pdf](#)

#### Public Hearing

**3. [18VARIANCE1068](#)**

Request: Variances to allow fences in the street side yard setback to exceed four feet in height, and variances to allow a private swimming pool and deck to encroach into the street side yard setback

Project Name: Bay Pine Drive Fences, Deck & Pool

Location: 5900 Bay Pine Drive

Owner/Applicant: Teresa Ramey

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Dante St. Germain, Planner II

**Attachments:** [18VARIANCE1068\\_Staff Pres 091718.ppt](#)  
[18VARIANCE1068\\_Staff Report\\_BOZA 091718.pdf](#)  
[18VARIANCE1068\\_applicant\\_justification.pdf](#)  
[18VARIANCE1068\\_site\\_plan\\_072318.pdf](#)

**4. [18VARIANCE1069](#)**

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

Project Name: S. Brook Street Carriage House

Location: 1214 S Brook Street

Owner/Applicant: Kathryn & Paul Brown

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Dante St. Germain, Planner II

**Attachments:** [18VARIANCE1069\\_site\\_plan\\_072718.pdf](#)  
[18VARIANCE1069\\_Staff Pres.ppt](#)  
[18VARIANCE1069\\_Staff Report\\_BOZA 091718.pdf](#)  
[18VARIANCE1069\\_applicant\\_justification.pdf](#)

**5. [18VARIANCE1078](#)**

Request: Variance to allow structures to encroach into the required front yard setback on double-frontage lots, and Variance to allow structures to encroach into the required street side yard setbacks

Project Name: Park Springs Variance  
Location: Park Springs (formerly Lake Louisville)  
Owner: Park Springs LLC  
Applicant: Patrick Dominik - Sabak, Wilson & Lingo  
Jurisdiction: Louisville Metro  
Council District: 17 - Glen Stuckel  
Case Manager: Dante St. Germain, Planner II

**Attachments:** [18VARIANCE1078\\_site\\_plan\\_081318.pdf](#)  
[18VARIANCE1078\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1078\\_Staff\\_Report\\_BOZA\\_091718.pdf](#)  
[18VARIANCE1078\\_applicant\\_justification.pdf](#)

**6. [18VARIANCE1079](#)**

Request: Variance to allow a fence to exceed 42" in the street side yard

Project Name: S. Shelby Street Variance  
Location: 2113 S. Shelby Street  
Owner/Applicant: Michael Ballard  
Jurisdiction: Louisville Metro  
Council District: 10 - Pat Mulvihill  
Case Manager: Chris French, AICP, Planning Supervisor

**Attachments:** [18VARIANCE1079\\_Site\\_Plan.pdf](#)  
[18VARIANCE1079\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1079\\_Applicant\\_Justification.pdf](#)  
[18VARIANCE1079\\_Staff\\_Report\\_BOZA\\_091718.pdf](#)

**7. [18VARIANCE1080](#)**

Request: Variances to allow a sign to exceed the maximum height and area in the Traditional Neighborhood form district with associated waivers to allow a changing image sign to be closer than 300 feet to residential properties and to allow a changing image panel to exceed 30% of the sign area

Project Name: W. Kenwood Drive Variance  
Location: 425 W. Kenwood Drive  
Owner: Roman Catholic Bishop of Louisville  
Applicant/Representative: Karla Hill - Smart LED Signs & Lighting  
Jurisdiction: Louisville Metro  
Council District: 21 - Vitalis Lanshima  
Case Manager: Chris French, AICP, Planning Supervisor

**Attachments:** [18VARIANCE1080\\_Elevation.pdf](#)  
[18VARIANCE1080\\_Site\\_Plan.pdf](#)  
[18VARIANCE1080\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1080\\_Staff\\_Report\\_BOZA\\_091718.pdf](#)  
[18VARIANCE1080\\_Applicant\\_Justification.pdf](#)

**8. [18CUP1072](#)**

Request: Conditional Use Permit to allow a mini-warehouse facility in a C-2 zoning district  
Project Name: Highland Cubes  
Location: 1300 & 1306 Bardstown Road  
Owner/Applicant: Jeff Sleadd  
Representative: Jennifer Caummisar-Kern  
Jurisdiction: Louisville Metro  
Council District: 8 - Brandon Coan  
Case Manager: Jon E. Crumby, Planning & Design Coordinator

**Attachments:** [18CUP1072\\_1st Floor Enlarged.pdf](#)  
[18CUP1072\\_1st Floor Plan.pdf](#)  
[18CUP1072\\_2nd Floor Plan.pdf](#)  
[18CUP1072\\_Additional Opposition Letters.pdf](#)  
[18BROD1006\\_Staff Report.pdf](#)  
[18CUP1072\\_Applicant Response to Listed Requirements.pdf](#)  
[18CUP1072\\_Basement floor Plan.pdf](#)  
[18CUP1072\\_Exterior Elevations \(2\).pdf](#)  
[18CUP1072\\_Exterior Elevations.pdf](#)  
[18CUP1072\\_Applicant\\_Comp Plan Comments.pdf](#)  
[18CUP1072\\_Letter of Explanation.pdf](#)  
[18CUP1072\\_Letter of Support.pdf](#)  
[18CUP1072\\_Neighborhood Meeting.pdf](#)  
[18CUP1072\\_Opposition Letters.pdf](#)  
[18CUP1072\\_Landscape Planting Plan.pdf](#)  
[18CUP1072\\_Site Plan.pdf](#)  
[18CUP1072\\_Staff Report\\_091716.pdf](#)  
[18CUP1072\\_Short Term Rental Plan.pdf](#)

*NOTE: Case Number 18CUP1072 will be heard at 6:30 p.m.*

**Adjournment**