



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, April 24, 2023

1:00 PM

Old Jail Courtroom

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 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 04.10.23](#)

Approval of the minutes of the April 10, 2023 Board of Zoning Adjustment meeting.

Business Session

2. [23-VARIANCE-0057](#)

Request:	Variance to allow a principal structure to encroach into the side yard setback.
Project Name:	3rd Street Variance
Location:	2909 S. 3rd Street
Owner:	Mary Campbell and Christopher Fitzgerald
Applicant:	Kyle Onan, Creek Alley Contracting, LLC
Jurisdiction:	Louisville Metro
Council District:	15- Jennifer Chappell
Case Manager:	Amy Brooks, Planner I

3. [22-MCUP-0005](#)

Request: Modified Conditional Use Permit for a Landfill
Project Name: Waste Management Addition
Location: 2673 Outer Loop
Owner/Applicant: Waste Management of Kentucky, LLC
Representative: Stite & Harbison, PLLC.
Jurisdiction: Louisville Metro
Council District: 13 - Dan Seum, Jr.
Case Manager: Molly Clark, Planner II

Public Hearing**4. [23-VARIANCE-0022](#)**

Request: **TO BE CONTINUED TO A DATE UNCERTAIN** - Variance from LDC Section 5.3.1 to allow a 10' encroachment into the required 25' rear yard setback

Project Name: Shean Court Variance
Location: 6024 Shean Ct
Owner: Shean Court, LLC
Applicant: Shean Court, LLC
Representative: Chris Crumpton, Bluestone Engineering
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: John Michael Lawler, Planner I

5. [22-VARIANCE-0119](#)

Request: **TO BE CONTINUED TO A DATE CERTAIN** - Variance to allow a private yard area to be less than the required 20% of the area of the lot; Variances to allow a primary structure to exceed the maximum front yard setback and the maximum building height

Project Name: Rear Mulberry Street Variances
Location: 917 R. Mulberry Street
Owner: MBS Remodeling LLC
Applicant: Jamie Barnes
Jurisdiction: Louisville Metro
Council District: 15- Jennifer Chappell
Case Manager: Amy Brooks, Planner I

6. [23-VARIANCE-0029](#)

Request: A variance to allow structures and parking to encroach into the required side yard setback.

Project Name: New Life Directions Ministries Dixie Apartments Variance

Location: 10615 Dixie Highway

Owner/Applicant: New Life Directions Ministries

Representative: Kelli Jones, Sabak, Wilson, and Lingo, Inc.

Jurisdiction: Louisville Metro

Council District: 25- Khalil Batshon

Case Manager: Amy Brooks, Planner I

7. [23-VARIANCE-0037](#)

Request: Variance to not build to the corner in the Town Center Form District

Project Name: Proposed Thornton's Gas Station

Location: 4900 Brownsboro Road

Owner: 4900 Brownsboro Road, LLC

Applicant: Thorntons, LLC

Representative: Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Molly Clark, Planner II

8. [23-CUP-0010](#)

Request: Conditional Use Permit for Private Proprietary Club and Variances

Project Name: Trinity High School Tennis Courts

Location: 150 Sears Avenue

Owner: Trinity High School Foundation

Applicant: Trinity High School Foundation

Representative: Land Design & Development

Jurisdiction: City of St. Matthews

Council District: 9 - Andrew Owen

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

9. [23-CUP-0007](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host

Project Name: Rodman Street Short Term Rental

Location: 3005 Rodman Street

Owner/Applicant: Magnolia & Pine, LLC

Representative: Shelby & Evan Lamb

Jurisdiction: Louisville Metro

Council District: 3 - Kumar Rashad

Case Manager: Heather Pollock, Planner I

10. [23-CUP-0012](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host

Project Name: Parkland Court Short Term Rental

Location: 12004 Parkland Court

Owner/Applicant: Greg & Stephanie Virgin

Representative: Michael Marks, Wetterer & Clare

Jurisdiction: City of Middletown

Council District: 19 - Anthony Piagentini

Case Manager: Heather Pollock, Planner I

11. [23-CUP-0017](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
Unit That is Not the Primary Residence of the Host

Project Name: Wallace Avenue Short Term Rental

Location: 2403 Wallace Avenue

Owner/Applicant: Brandon & Jennifer Tolman

Jurisdiction: Louisville Metro

Council District: 8 - Ben Reno-Weber

Case Manager: Heather Pollock, Planner I

12. [23-CUP-0020](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: Somber Way Short Term Rental
Location: 3006 Somber Way
Owner/Applicant: Ashley & Michael Kimble
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Heather Pollock, Planner I

13. [23-CUP-0024](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: Marwood Place Short Term Rental
Location: 3921 Marwood Place
Owner/Applicant: B&B Properties LOU, LLC
Representative: Donna Baugh
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Molly Clark, Planner II

14. [23-CUP-0093](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: Deer Park Avenue Short Term Rental
Location: 1610 Deer Park Avenue
Owner/Applicant: Jack and Donna Heil
Representative: Jack and Donna Heil
Jurisdiction: Louisville Metro
Council District: 8 - Benjamin Reno-Weber
Case Manager: Amy Brooks, Planner I

15. [22-APPEAL-0014](#)

Request: **CONTINUED FROM 03/20/23** - Appeal of an administrative decision regarding nonconforming rights.
Project Name: Atterberry Court Appeal
Location: 4607 Atterberry Court
Owner: Prospect Construction, LLC
Appellant: Tom Sanders
Jurisdiction: City of Shively
Council District: 3 - Vacant
Case Manager: Chris French, AICP, Planning Supervisor

16. [LIC-STL-22-00311](#)

Request: Short Term Rental Host Residency Hearing
Project Name: Host Ty Walston
Location: 2509 Top Hill Rd
Owner: 2509 TH Land Trust
Applicant: n/a
Representative: Ty Walston
Jurisdiction: Louisville Metro
Council District: 9 - Andrew Owen
Case Manager: Joseph Haberman, Planning & Design Manager

17. [LIC-STA-23-00498](#)

Request: Short Term Rental Host Residency Hearing
Project Name: Host William Thomas Nutt
Location: 1505 E Breckinridge St
Owner: 1505 East Breckenridge Street Land Trust
Applicant: n/a
Representative: William Thomas Nutt
Jurisdiction: Louisville Metro
Council District: 8 - Ben Reno-Weber
Case Manager: Joseph Haberman, Planning & Design Manager

Adjournment