



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, November 19, 2018

1:00 PM

Old Jail Auditorium

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 11.05.18](#)

Approval of the Minutes from the November 5, 2018 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 11.05.18.pdf](#)

#### Business Session

2. [18CUP1151](#)

Request:	Modified Conditional Use Permit
Project Name:	LG&E Staging Lot
Location:	201 Cabel Street
Owner:	Louisville Gas & Electric Co.
Applicant:	Louisville Metro and JBS/Swift
Jurisdiction:	Louisville Metro
Council District:	4 - Barbara Sexton Smith
Case Manager:	Chris French, Planning & Design Supervisor

**Attachments:** [18CUP1151\\_PLAN\\_11-1-18 \(2\).PDF](#)  
[18CUP1151\\_applicant\\_justification.pdf](#)  
[18CUP1151\\_Staff Report\\_111918.pdf](#)

**3. [18CUP1141](#)**

Request: Modified Conditional Use Permit to amend the existing conditions of approval for the rehabilitation home

Project Name: Centerstone

Location: 801 Mary Street

Owner: JECBLA, LLC

Applicant: Centerstone

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

**Attachments:** [18CUP1141\\_Staff Report\\_111918.pdf](#)  
[18CUP1411\\_Letter of Explanation.pdf](#)  
[9106\\_Aproved Minutes.pdf](#)  
[18CUP1141\\_Site Plan.pdf](#)

**Public Hearing****4. [18CUP1109](#)**

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

Project Name: Brainard Short Term Rental

Location: 321 South Peterson Avenue

Owner/Applicant: Benjamin and Amanda Brainard

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

*This case is being continued to the December 3, 2018 Board of Zoning Adjustment meeting.*

**5. [18DEVPLAN1164](#)**

Request: Category 2B plan with additional requests

Project Name: Churchill Downs Entry Gate

Location: 3100 South 4th Street

Owner/Applicant: AQ Properties, LLC

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Lacey Gabbard, Planner I

**Attachments:** [18DEVPLAN1164\\_BOZA Staff Presentation.ppt](#)  
[18DEVPLAN1164\\_plan\\_11.12.18.pdf](#)  
[18DEVPLAN1164\\_rendering\\_11.12.18.pdf](#)  
[18DEVPLAN1164\\_BOZA Staff Report.pdf](#)

**6. [18DEVPLAN1165](#)**

Request: Revised District Development Plan with Waivers and Variances  
Project Name: Churchill Downs Barn  
Location: 3750 Oakdale Ave  
Owner: Louisville/Jefferson County Metro Government  
Applicant: Churchill Downs, Inc.  
Representative: Qk4  
Jurisdiction: Louisville Metro  
Council District: 15 - Marianne Butler  
Case Manager: Lacey Gabbard, Planner I

**Attachments:** [18DEVPLAN1165\\_renderings\\_10.29.18t.pdf](#)  
[18DEVPLAN1165\\_BOZA\\_Staff\\_Report.pdf](#)  
[18DEVPLAN1165\\_BOZA\\_Staff\\_Presentation.ppt](#)  
[18DEVPLAN1165\\_plan\\_11.12.18t.pdf](#)

**7. [18VARIANCE1095](#)**

Request: Variance to allow a sign to exceed the maximum height and a Sign Authorization to permit the design of the sign  
Project Name: Outer Loop Variance  
Location: 4801 R Outer Loop  
Owner: Jefferson Mall CMBS LLC  
Representative: Chris Radford, Twin Shores Construction  
Jurisdiction: Louisville Metro  
Council District: 24 - Madonna Flood  
Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1095\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1095\\_Staff\\_Report\\_BOZA\\_111918.pdf](#)  
[18VARIANCE1095\\_ApplicantJustification.pdf](#)  
[18VARIANCE1095\\_Plans\\_Elevation.pdf](#)

**8. [18VARIANCE1094](#)**

Request: Variance to allow a proposed fence to exceed the maximum height in the street side yard setback  
Project Name: Idle Hour Drive Fence Height  
Location: 4720 Idle Hour Drive  
Owner/Applicant: Ignacio Lopez Gutierrez  
Jurisdiction: Louisville Metro  
Council District: 1 - Jessica Green  
Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18VARIANCE1094\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1094\\_Staff\\_Report\\_BOZA.pdf](#)

**9.**     [17CUP1081](#)

Request:                               Conditional Use Permit for a Community Service Facility in an R-4 Single-Family Residential zoning district with variance

Project Name:                       Harbor House Community Service Facility

Location:                             2233 Lower Hunters Trace

Owner/Applicant:                  Harbor House of Louisville Inc

Jurisdiction:                       Louisville Metro

Council District:                  12 - Rick Blackwell

Case Manager:                     Beth Jones, AICP, Planner II

**Attachments:**     [17CUP1081\\_CUP Justif.JPG.pdf](#)  
                          [17CUP1081\\_Elevations.JPG.pdf](#)  
                          [17CUP1081\\_Variance Justif.JPG.pdf](#)  
                          [17CUP1081\\_APO Mtg Summary.pdf](#)  
                          [17CUP1081\\_BOZA Staff Rpt.pdf](#)

**10.**    [18APPEAL1004](#)

Request:                               Appeal of an Administrative Decision

Project Name:                       Southern Parkway Appeal

Location:                             3818 Southern Parkway

Owner:                                3818 S Parkway Land Trust

Applicant:                           Michael T. Fallot

Jurisdiction:                       Louisville Metro

Council District:                  15 - Marianne Butler

Case Manager:                     Chris French, AICP, Planning and Design Supervisor

**Attachments:**     [StaffDetermination18NONCONFORM1019.pdf](#)  
                          [18APPEAL1004\\_3818 Southern Pky BOZA Presentation.ppt](#)  
                          [18APPEAL1004\\_APPLICATION\\_9-27-18.PDF](#)  
                          [18NONCONFORM1019\\_APPLICATION\\_4-26-18.PDF](#)  
                          [StaffReport18Appeal1004\\_111918.pdf](#)

**11.** [18CUP1133](#)

Request: Conditional Use Permit for a community service facility in an R-6 Multi Family zoning district  
Project Name: Standard Avenue Conditional Use Permit  
Location: 2336 Standard Avenue  
Owner: Shugg Cancer Foundation Inc.  
Applicant: Ryan Band, Unbridles Homes LLC  
Jurisdiction: Louisville Metro  
Council District: 3 - Mary C. Woolridge  
Case Manager: Chris French, Planning & Design Supervisor

**Attachments:** [18CUP1133\\_Staff Pres.ppt](#)  
[18CUP1133\\_Staff Report\\_BOZA\\_111918.pdf](#)  
[18CUP1133\\_NeighborhoodMtg.pdf](#)

*This case will not be heard before 4:00 p.m.*

**Adjournment**