



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, January 6, 2020

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 12.16.19](#)

Approval of the Minutes from the December 16, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 12.16.19.pdf](#)

Public Hearing

2. [19-VARIANCE-0039](#)

Request:

THIS CASE WILL NOT BE HEARD BEFORE 3:00 P.M.

Variance to allow a fence in the street side yard to exceed 48 inches in height

Project Name:

E. Manslick Road Variance

Location:

6510 E. Manslick Road

Owner/Applicant:

Yenny Estrada

Jurisdiction:

Louisville Metro

Council District:

23 - James Peden

Case Manager:

Zach Schwager, Planner I

Attachments: [6510 E Manslick JMullarkey 7-15-19 \(1\).jpg](#)

[6510 E Manslick JMullarkey 7-15-19 \(2\).jpg](#)

[6510 E Manslick JMullarkey 7-15-19 \(3\).jpg](#)

[New fence location picture.jpg](#)

[19-VARIANCE-0039_ApplicantJustification.pdf](#)

[19-VARIANCE-0039_Plan.pdf](#)

[19-VARIANCE-0039_Staff Pres.ppt](#)

[19-VARIANCE-0039_Staff Report_BOZA 010620.pdf](#)

3. [19-VARIANCE-0059](#)

Request: **WITHDRAWN**
Project Name: Dollar General Store
Location: 7701 Smyrna Parkway
Owner: Kennie and Patricia Combs
Applicant: SC Development LLC
Jurisdiction: Louisville Metro
Council District: 23-James Peden
Case Manager: Julia Williams, AICP, Planning Supervisor

4. [19-VARIANCE-0062](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot.
Project Name: Cherokee Parkway Variance
Location: 2507 Cherokee Parkway
Owner: Richard Pape
Applicant: Gary Shearer - GDS - Builder & Remodeler
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0062_Staff Pres.ppt](#)
[19-VARIANCE-0062_Staff Report_BOZA 010620.pdf](#)
[19-VARIANCE-0062_ApplicantJustification.pdf](#)
[19-VARIANCE-0062_Elevations.pdf](#)
[19-VARIANCE-0062_Plan.pdf](#)

5. [19-VARIANCE-0064](#)

Request: Variance to allow an addition to encroach into the street side yard setback
Project Name: Wythe Hill Place Variance
Location: 7104 Wythe Hill Place
Owner: Robert Lamarr Moore and Linda S. Moore
Applicant: Robert Lamarr Moore
Jurisdiction: Prospect
Council District: 16 - Scott Reed
Case Manager: Nia Holt, Planner I

Attachments: [19-VARIANCE-0064_Plan_11-6-19.pdf](#)
[19-VARIANCE-0064_Staff Pres.ppt](#)
[19-VARIANCE-0064_Staff Report_BOZA 010620.pdf](#)
[19-VARIANCE-0064_Justifications_11-6-19.pdf](#)

6. [19-VARIANCE-0066](#)

Request: Variance to allow a structure to exceed the 5' maximum setback for a non-residential structure on a corner lot

Project Name: Eastview Avenue Variance

Location: 2173 Eastview Avenue

Owner: Julie & Tom O'Neill

Applicant: Mark Foxworth

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Nia Holt, Planner I

Attachments: [19-VARIANCE-0066_Staff Report_BOZA 010620.pdf](#)
[19VARIANCE0066_Renderings.pdf](#)
[19VARIANCE0066_Justifications.pdf](#)
[19VARIANCE0066_SitePlan.pdf](#)
[19-Variance-0066_Staff Pres.ppt](#)

7. [19-SIGNAUTH-0003](#)

Request: Sign Authorization to permit an Exceptional Sign (LDC 8.4, Appendix 8B)

Project Name: Trifecta Sign Authorization

Location: 2501 S. 4th Street

Owner: Capstone Real Estate Inc.

Applicant: Signarama Downtown

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [Trifecta Mockup.pdf](#)
[19-SIGNAUTH-0003_2501 S 4th_BOZA Staff Rpt.asd.pdf](#)
[19-SIGNAUTH-0003_2502 S 4th_PP.pptx](#)
[aerial.PNG](#)
[site plan.PNG](#)

8. [19-NONCONFORM-0028](#)

Request: Change in nonconforming use from a contractor's shop to a catering kitchen/bakery
Project Name: W. Woodlawn Change in Nonconformance
Location: 211 W. Woodlawn Avenue
Owner/Applicant: Matthew Husted
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Nia Holt, Planner I

Attachments: [Staff_Report_19NONCONFORM0028.pdf](#)
[19NONCONFORM0028_211WWoodLawn_BOZA_Pres.ppt](#)

9. [19-NONCONFORM-0030](#)

Request: Change in nonconforming use from an auto repair shop to a contractor's shop
Project Name: Breckinridge Change in Nonconformance
Location: 500-508 E. Breckinridge St
Owner/Applicant: Samuel Ellis
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Nia Holt, Planner I

Attachments: [Staff_Report_19NONCONFORM0030.pdf](#)
[19NONCONFORM0030_500EBreckinridge_BOZA_Pres.ppt](#)

10. [19-CUP-0216](#)

Request: Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host
Project Name: The Third Space short term rental
Location: 3322 Wizard Avenue
Owner/Applicant: Madelle and Brad Gunter
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [19-CUP-0216_Staff_Report_010620.pdf](#)
[19-CUP-0216_Applicant_Information.pdf](#)
[19-CUP-0216_Power_Point_010620.ppt](#)

11. [19-CUP-0218](#)

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

Project Name: Grinstead Drive Short Term Rental

Location: 2216 Grinstead Drive

Owner/Applicant: Joe L. Fairleigh

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0218_Staff_Pres.ppt](#)
[19-CUP-0218_Staff_Report_BOZA_010620.pdf](#)
[19-CUP-0218_600ftJustification.pdf](#)
[19-CUP-0218_BedroomPhotos.pdf](#)
[19-CUP-0218_LetterofExplanation.pdf](#)
[19-CUP-0218_NeighborhoodMeetingAttendanceSheet.pdf](#)

12. [19-CUP-0219](#)

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

Project Name: Pope Street Short Term Rental

Location: 165 Pope Street

Owner: Fairleigh Pope LLC

Applicant: Joe L. Fairleigh

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0219_NeighborhoodMeetingAttendanceSheet.pdf](#)
[19-CUP-0219_Staff_Pres.ppt](#)
[19-CUP-0219_Staff_Report_BOZA_010620.pdf](#)
[19-CUP-0219_600ftJustification.pdf](#)
[19-CUP-0219_BedroomPhotos.pdf](#)
[19-CUP-0219_LetterofExplanation.pdf](#)

13. [19-CUP-0220](#)

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

Project Name: Forum Avenue Short Term Rental

Location: 526 Forum Avenue

Owner/Applicant: Tomcyn Productions LLC. by James Horn

Jurisdiction: Louisville Metro

Council District: 21- Nicole George

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [staff report.pdf](#)
[19-CUP-0220.ppt](#)

14. [19-CUP-0221](#)

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

Project Name: 914 STR

Location: 914 Euclid Avenue

Owner/Applicant: Matthew W. Ireland

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [power point 0221.ppt](#)
[staff report.pdf](#)

15. [19-CUP-0224](#)

Request: Conditional Use Permit to allow an accessory apartment

Project Name: James accessory apartment

Location: 126 East Wellington Avenue

Owner/Applicant: James and Bryant, LLC.

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

Attachments: [19-CUP-0224 Staff Report 010620.pdf](#)
[19-CUP-0224 Applicant Information.pdf](#)
[19-CUP-0224 Power Point 010620.ppt](#)

16. [19-CUP-0225](#)

Request: Conditional Use Permit to allow short term rental of dwelling units that are not the primary residence of the host

Project Name: James short term rental

Location: 126 East Wellington Avenue

Owner/Applicant: James and Bryant, LLC.

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

Attachments: [19-CUP-0225 Staff Report 010620.pdf](#)
[19-CUP-0225 Applicant Information.pdf](#)
[19-CUP-0225 Power Point 010620.ppt](#)

Adjournment