



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Monday, November 20, 2017

8:30 AM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 11.06.17](#)

Approval of the Minutes from the November 6, 2017 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 11.06.17.pdf](#)

#### Business Session

2. [17VARIANCE1076](#)

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

Project Name: 1134 Dove Road Addition

Location: 1134 Dove Road

Owner: Donald & Sharon Beavin

Applicant: Donald Beavin

Representative: Donald Beavin

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1076\\_Staff Report\\_BOZA 112017.pdf](#)

[17VARIANCE1076\\_applicant\\_justification.pdf](#)

[17VARIANCE1076\\_elevation.pdf](#)

[17VARIANCE1076\\_site\\_plan\\_102317.pdf](#)

**3. [17VARIANCE1077](#)**

Request: Variance to allow a private yard area to be less than 20% of the area of a lot

Project Name: 1137 Sylvia Street Addition

Location: 1137 Sylvia Street

Owner: Joseph & Deborah Brady

Applicant: John S. Blair

Representative: John S. Blair

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1077\\_Staff Report\\_BOZA 112017.pdf](#)  
[17VARIANCE1077 applicant justification.pdf](#)  
[17VARIANCE1077 site plan\\_102317.pdf](#)

**4. [17VARIANCE1084](#)**

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

Project Name: 517 Iola Road Garage

Location: 517 Iola Road

Owner: Chelsea Slevin

Applicant: Chelsea Slevin

Representative: Chelsea Slevin

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1084\\_Staff Report\\_BOZA 112017.pdf](#)  
[17VARIANCE1084 applicant justification.pdf](#)  
[17VARIANCE1084 site plan and elevation\\_103017.pdf](#)

**5. [17CUP1094](#)**

Request: Modification of an approved Conditional Use Permit to allow the reduction in the number of units and widening the drive aisles

Project Name: None

Location: 4905 R Cooper Chapel Road

Owner: Charles Davis, Jr. and Renay Davis

Applicant: Jason Sams

Representative: Jason Sams

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

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

**Attachments:** [17CUP1094\\_Site Plan.pdf](#)  
[17CUP1094\\_Staff Report\\_112017.pdf](#)  
[17CUP1094\\_Letter of Explanation.pdf](#)

**6. [17VARIANCE1081](#)**

Request: Variance to allow a structure to encroach into the required side and rear yard setbacks

Project Name: 2634 Drayton Dr

Location: 2634 Drayton Dr

Owner: David and Anne Douglas

Applicant: Wissing Contracting Co.

Representative: Pat Wissing

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, Planner II

**Attachments:** [17VARIANCE1081\\_2634 Drayton Dr\\_site plan.pdf](#)  
[17VARIANCE1081\\_2634 Drayton Dr\\_Elevations.pdf](#)  
[17VARIANCE1081\\_2364 Drayton Dr\\_BOZA Staff Rpt.pdf](#)

**Public Hearing**

**7. [17VARIANCE1086](#)**

Request: Variance to allow a fence in the street side yard setback to exceed 48" in height  
Project Name: 6651 Sylvania Road Fence  
Location: 6651 Sylvania Road  
Owner: Angela Beckner  
Applicant: Angela Beckner  
Representative: Angela Beckner  
Jurisdiction: Louisville Metro  
Council District: 12 - Rick Blackwell  
Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1086\\_site\\_plan\\_103017.pdf](#)  
[17VARIANCE1086\\_Staff\\_Report\\_BOZA\\_112017.pdf](#)  
[17VARIANCE1086\\_applicant\\_justification.pdf](#)  
[17VARIANCE1086\\_Staff\\_Pres.ppt](#)

**8. [17VARIANCE1085](#)**

Request: Variance to allow a structure to encroach into the required side yard setback  
Project Name: Bee Hive Homes  
Location: 8401 La Grange Rd  
Owner: Flip Flop Land, LLC  
Applicant: Flip Flop Land, LLC  
Representative: Civil Design, Inc  
Jurisdiction: Lyndon  
Council District: 7 - Angela Leet  
Case Manager: Laura Mattingly, AICP, Planner II

**Attachments:** [17VARIANCE1085\\_elevations\\_103017.pdf](#)  
[17VARIANCE1085\\_plan\\_103017.pdf](#)  
[17VARIANCE1085\\_ApplicantJustification.pdf](#)  
[17VARIANCE1085\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1085\\_BOZASTaff\\_Report\\_112017.pdf](#)

**9. [17VARIANCE1083](#)**

Request: Fence height variance and public realm waiver for parking  
Project Name: Fence and Drive  
Location: 2225 Sycamore Avenue  
Owner: John K. Fisher  
Applicant: John K. Fisher  
Representative: John K. Fisher  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Joel Dock, Planner II

**Attachments:** [17VARIANCE1083\\_VARIANCE JUSTIFICATION .pdf](#)  
[17VARIANCE1083\\_WAIVER JUSTIFICATION.pdf](#)  
[17VARAINCE1083\\_DRIVEWAY LOCATION AND FY FENCEPublic Realm fence](#)  
[17VARIANCE1083\\_BOZA STAFF REPORT\\_112017.pdf](#)  
[17VARIANCE1083\\_PRIVACY FENCE RENDERING.pdf](#)  
[17VARIANCE1083\\_SITE PLAN.pdf](#)

**10. [17VARIANCE1078](#)**

Request: Modified conditional use permit and variances  
Project Name: Sproutlings Daycare  
Location: 330 Masonic Home Drive  
Owner: Masonic Homes of KY, Inc  
Applicant: Masonic Homes of KY, Inc  
Representative: Dinsmore & Shohl, LLP - Clifford Ashburner  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Joel Dock, Planner II

**Attachments:** [17VARIANCE1078 & 17CUP1084\\_BOZA STAFF REPORT\\_112017.pdf](#)  
[17VARIANCE1078\\_PLAN\\_102317.PDF](#)

*THIS CASE WILL BE HEARD WITH THE FOLLOWING CASE (17CUP1084, ITEM #11)*

**11. [17CUP1084](#)**

Request: Modified conditional use permit and variances  
Project Name: Sproutlings Daycare  
Location: 330 Masonic Home Drive  
Owner: Masonic Homes of KY, Inc  
Applicant: Masonic Homes of KY, Inc  
Representative: Dinsmore & Shohl, LLP - Clifford Ashburner  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Joel Dock, Planner II

**Attachments:** [17VARIANCE1078 & 17CUP1084\\_BOZA STAFF REPORT\\_112017.pdf](#)  
[17VARIANCE1078\\_PLAN\\_102317.PDF](#)

*THIS CASE WILL BE HEARD WITH THE PREVIOUS CASE (17VARIANCE1078, ITEM #10)*

**12. [17CUP1058](#)**

Request: CUP for a Private Proprietary Club  
Project Name: Hazelnut Farm  
Location: 814 & 816 Eastwood Fisherville Road  
Owner: Ranjit Brar  
Applicant: Ranjit Brar  
Representative: Bardenwerper Talbott & Roberts  
Jurisdiction: Louisville Metro  
Council District: 19 - Julie Denton  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1058\\_814 Eastwood\\_CUP Justif.pdf](#)  
[17CUP1058\\_814 Eastwood\\_Waiver Justif.pdf](#)  
[17CUP1058\\_814 Eastwood\\_Nhood Mtg.pdf](#)  
[17CUP1058\\_814 Eastwood\\_PP.ppt](#)  
[17CUP1058\\_814 Eastwood\\_BOZA Staff Rpt.pdf](#)  
[17CUP1058\\_814 Eastwood\\_Comments.pdf](#)

**CHAIRMAN OR COMMISSION DIRECTOR'S REPORT****13. [17MISC1072](#)**

Proposed 2018 BOZA Calendar

**Attachments:** [Potential 2018 Public Meeting Dates.pdf](#)

**14. [17MISC1073](#)**

Proposed Amendment to BOZA Bylaws Related to Regular Meeting Time

**Attachments:** [boza bylaws policies proposed 110617.pdf](#)

## Adjournment