



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, June 17, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 06.03.19](#)

Approval of the Minutes from the June 3, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 06.03.19.pdf](#)

Business Session

2. [19VARIANCE1047](#)

Request: Variances to allow a structure to encroach into the required side and front yard setbacks

Project Name: Oak Valley Drive Variance

Location: 6303 Oak Valley Drive

Owner: Victor & Ashley Torres

Applicant: Victor Torres

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1047_PLAN.pdf](#)

[19VARIANCE1047_Staff Report_BOZA 061719.pdf](#)

[19VARIANCE1047_ApplicantJustification.pdf](#)

[19VARIANCE1047_Elevations.pdf](#)

[19VARIANCE1047_Photos.pdf](#)

Public Hearing

3. [19VARIANCE1052](#)

Request: Category 3 Plan, Height Variance, Setback Variances,
Design Waivers, and Landscape Waiver
Project Name: Sports and Learning Complex
Location: 3029 W. Muhammad Ali Boulevard
Owner: Louisville Metro Government
Applicant: Louisville Urban League
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Julia Williams, AICP, Planning Supervisor

Attachments: [19devplan1088_BOZA Staff Report_061719.pdf](#)
[19devplan1088_Elevations.pdf](#)
[19devplan1088_plan.pdf](#)
[19devplan1088_Applicant Justifications.pdf](#)

4. [19VARIANCE1051](#)

Request: Height Variance for a signature entrance sign
Project Name: Lynnview Signature Entrance
Location: Intersection of Pigeon Pass and Preston Hwy
Owner/Applicant: City of Lynnview
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19DEVPLAN1100_19VARIANCE1051_RENDERINGS_5-13-19.PDF](#)
[19VARIANCE1051_Applicant Justification.pdf](#)
[19VARIANCE1051_BOZA Staff Report_061719.pdf](#)
[19DEVPLAN1100_19VARIANCE1051_PLAN_5-13-19.PDF](#)

5. [19VARIANCE1045](#)

Request: Variance to allow a proposed drive lane and building to encroach into the 25 foot Wetland Buffer

Project Name: McDeane Rd Apartments

Location: 5618 McDeane Rd

Owner: R. Weston Marcum, McDeane Properties LLC

Applicant: Gabe Fritz, McDeane Rd LLC by Winterwood

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [19DEVPLAN1059_elevation3_031119.pdf](#)
[19DEVPLAN1059_plan_060419.pdf](#)
[19DEVPLAN1059_wetland_map.pdf](#)
[19VARIANCE1045_applicant_variance_justification.pdf](#)
[19VARIANCE1045_BOZA_Staff_Report_061119.pdf](#)
[19DEVPLAN1059_elevation1_031119.pdf](#)
[19DEVPLAN1059_elevation2_031119.pdf](#)
[IMG_2789.JPG](#)
[IMG_2790.JPG](#)
[IMG_2791.JPG](#)
[Neighbor_emails.pdf](#)
[19VARIANCE1045_Staff_Pres.ppt](#)
[2019.05.31_5618_McDeane_LTR_to_PC_Committee.pdf](#)
[IMG_2788.JPG](#)

6. [19VARIANCE1041](#)

Request: Variance to allow an addition to encroach into the minimum allowed infill street side yard setback

Project Name: Gilliland Road Variance

Location: 301 Gilliland Road

Owner: Howard Davenport

Applicant: Charlie Williams - Charlie Williams Design, Inc.

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1041_Staff_Pres.ppt](#)
[19VARIANCE1041_Staff_Report_BOZA_061719.pdf](#)
[19VARIANCE1041_ApplicantJustification.pdf](#)
[19VARIANCE1041_Elevations.pdf](#)
[19VARIANCE1041_PLAN.pdf](#)

7. [19VARIANCE1042](#)

Request: Variances to allow a structure to encroach into the required side yard setback and a private yard area to be less than the required 30% of the area of a lot

Project Name: Cherokee Parkway Variance

Location: 2211 Cherokee Parkway

Owner: G. Walter Christopherson

Applicant: Charlie Williams - Charlie Williams Design, Inc.

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1042_Staff Pres.ppt](#)
[19VARIANCE1042_Staff Report_BOZA 061719.pdf](#)
[19VARIANCE1042_ApplicantJustification.pdf](#)
[19VARIANCE1042_Elevations.pdf](#)
[19VARIANCE1042_PLAN_04-26-19.pdf](#)

8. [19VARIANCE1043](#)

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

Project Name: Everett Avenue Variance

Location: 1266 Everett Avenue

Owner: Adam Turla & Sarah Balliet

Applicant: Charlie Williams - Charlie Williams Design, Inc.

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1043_Staff Pres.ppt](#)
[19VARIANCE1043_Staff Report_BOZA 061719.pdf](#)
[19VARIANCE1043_ApplicantJustification.pdf](#)
[19VARIANCE1043_Elevations.pdf](#)
[19VARIANCE1043_PLAN.pdf](#)

11. [19CUP1057](#)

Request: Modification of a Conditional Use Permit, nursing home to a Senior Care Facility (assisted living and memory care) with a canopy, port cochere, parking reconfiguration and two interior patios

Project Name: Modification

Location: 9701 Whipps Mill Road

Owner: Creekside Whipps Mill, LLC.

Applicant: Blomquist Design Group, LLC.

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19CUP1057_Staff Report.pdf](#)
[19CUP1057_Staff PowerP.ppt](#)
[Applicant_color plan_site plan for 6-17-19 BOZA meeting.pdf](#)
[19CUP1057 Applicant Elevations Photos.pdf](#)

12. [19CUP1074](#)

Request: Modification of a Conditional Use Permit that allows a Commercial Kennel

Project Name: Modification

Location: 7924 Vine Crest Avenue

Owner: Golden Retriever Rescue & Adoption of Needy Dogs. Inc.

Applicant: Heritage Engineering

Jurisdiction: City of Lyndon

Council District: 7 - Paula McCraney

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19CUP1074 Staff .ppt](#)
[19CUP1074_Staff Report.pdf](#)

13. [19CUP1061](#)

Request: Modified Conditional Use Permit and Variance
Project Name: Assumption High School
Location: 2140 Tyler Lane
Owner/Applicant: Assumption High School, Inc.
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [B-179-00_B-180-00_approved_plan.pdf](#)
[19CUP1061_Staff Report .pdf](#)
[19CUP1061_Applicant Information.pdf](#)
[19CUP1061_Elevations.pdf](#)
[19CUP1061_Letters of Opposition.pdf](#)
[19CUP1061 Power Point_061719.ppt](#)
[18025-POWERPOINT.ppsx](#)

14. [18CUP1053](#)

Request: Conditional Use Permit for a short term rental of a duplex that is not the primary residence of the host
Project Name: Short Term Rental
Location: 909 East Washington Street
Owner/Applicant: Brad Titzer
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1053 staff report .pdf](#)
[18CUP053 Staff .ppt](#)

15. [18CUP1207](#)

Request: Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the host
Project Name: Boyle Short Term Rental
Location: 1240 Boyle Street
Owner/Applicant: Karen and Ken Sumner
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [18CUP1207 Power Point_061719.ppt](#)
[18CUP1207_Staff Report_061719.pdf](#)
[18CUP1207 Applicant Information Pictures.pdf](#)
[18CUP1207 letter of Opposition.pdf](#)

16. [18CUP1209](#)

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

Project Name: S. 2nd Street Short Term Rental

Location: 4117 S. 2nd Street

Owner/Applicant: Turner Homes LLC

Host: David Orange

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1209 4117 S 2nd BOZA PP.ppt](#)
[18CUP1209 4117 S 2nd BOZA Staff Rpt.pdf](#)
[18CUP1209 4117 S 2nd BR pics.pdf](#)
[18CUP1209 4117 S 2nd APO Mtg.pdf](#)

Adjournment