



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, January 22, 2018

1:00 PM

Old Jail Courtroom

Call To Order

REMINDER: Monday, February 5, 2018 is the Board of Zoning Adjustment Annual Meeting

Approval Of Minutes

1. [BOZA Minutes 01.09.18](#)

Approval of the Minutes from the January 9, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 01.09.18.pdf](#)

Business Session

2. [17CUP1104](#)

Request:	Modified Conditional Use Permit to allow a parking garage and hospital addition
Project Name:	Norton Brownsboro Hospital
Location:	4960 Norton Healthcare Boulevard
Owner:	Norton Hospitals, Inc.
Applicant:	Norton Hospitals, Inc.
Representative:	Glenn Price
Jurisdiction:	Louisville Metro
Council District:	16 - Scott Reed
Case Manager:	Jon E. Crumbie, Planning and Design Coordinator

Attachments: [17CUP1104_Staff Report_012218.pdf](#)
[17CUP1104_WPPA LLetter.pdf](#)
[15CUP1035_Approved Plan.pdf](#)
[17CUP1104_Elevations.pdf](#)
[17CUP1104_Letter of Explanation.pdf](#)
[17CUP1104_Site Plan.pdf](#)

Public Hearing

3. [17VARIANCE1079](#)

Request: Variance to allow a building to exceed 45 feet in height in a form district transition zone and Variance to allow a structure to encroach into the required rear yard setback

Project Name: Candlewood Suites

Location: 11350 Maple Brook Drive

Owner: Dream Hospitality Inc. & KPM

Applicant: BTM Engineering

Representative: Chris Brown

Jurisdiction: Louisville Metro

Council District: 17 - Glen Stuckel

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1079 Staff Pres.ppt](#)
[17VARIANCE1079 Staff Report BOZA 012218.pdf](#)
[17VARIANCE1079 applicant justification.pdf](#)
[17VARIANCE1079 elevation.pdf](#)
[17VARIANCE1079 site plan 120417.pdf](#)

4. [17VARIANCE1105](#)

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

Project Name: 3214 Dublin Lane Screened Porch

Location: 3214 Dublin Lane

Owner: Maureen Ranney Kirk

Applicant: Mary Herd Jackson

Representative: Mary Herd Jackson

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1105 site plan 121517.pdf](#)
[17VARIANCE1105 Staff Pres.ppt](#)
[17VARIANCE1105 Staff Report BOZA 012218.pdf](#)
[17VARIANCE1105 applicant justification.pdf](#)
[17VARIANCE1105 elevation.pdf](#)
[17VARIANCE1105 floor plan.pdf](#)

5. [17VARIANCE1104](#)

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

Project Name: 937 E Oak Street Addition

Location: 937 E Oak Street

Owner: Weiss & Smith Real Estate

Applicant: Jason Weiss

Representative: Jason Weiss

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1104_Staff Pres.ppt](#)
[17VARIANCE1104_Staff Report_BOZA 012218.pdf](#)
[17VARIANCE1104_applicant_justification.pdf](#)
[17VARIANCE1104_elevation.pdf](#)
[17VARIANCE1104_site_plan_121517.pdf](#)

6. [17VARIANCE1101](#)

Request: Variance to allow a screen room & deck to encroach into the required front yard setback

Project Name: 4101 Brook Farm Place Screen Room & Deck

Location: 4101 Brook Farm Place

Owner: Jerry & Mary Ann Becker

Applicant: Mike Hardin, Enterprise Home Improvements, LLC

Representative: Mike Hardin, Enterprise Home Improvements, LLC

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramerl

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1101_Staff Pres.ppt](#)
[17VARIANCE1101_Staff Report_BOZA 010918.pdf](#)
[17VARIANCE1101_applicant_justification.pdf](#)
[17VARIANCE1101_elevation.pdf](#)
[17VARIANCE1101_site_plan_121117.pdf](#)

7. [17VARIANCE1107](#)

Request: Variance to permit canopy and accessory structure to encroach into the required rear yard setback and associated waivers

Project Name: Canopy/Accessory Structure

Location: 4139 Bardstown Road

Owner: Eli Thomas

Applicant: Eli Thomas

Representative: Land Design and Development Inc

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17VARIANCE1107_BOZA PP.ppt](#)
[17VARIANCE1107_BOZA Staff Rpt.pdf](#)
[17VARIANCE1107_Plan 1.11.18.pdf](#)
[17VARIANCE1107_App Justif.pdf](#)

8. [17VARIANCE1100](#)

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

Project Name: Garage/Accessory Apartment

Location: 1313 E. Washington

Owner: Bruce McCann

Applicant: Bruce McCann

Representative: Bruce McCann

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17VARIANCE1100_App Justif.pdf](#)
[17VARIANCE1100_BOZA Staff Rpt.pdf](#)
[17VARIANCE1100_Site Plan.pdf](#)
[17VARIANCE1107_BOZA PP.ppt](#)
[17VARIANCE1100_Alley Elevation.pdf](#)

9. [17CUP1098](#)

Request: CUP for outdoor alcohol sales and consumption
Project Name: Smyrna Parkway Plaza
Location: 8607 Smyrna Parkway
Owner: Smyrna Road Plaza II LLC
Applicant: Smyrna Road Plaza II LLC
Representative: Land Design and Development Inc
Jurisdiction: Louisville Metro
Council District: 23 - James Peden
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1098_Plan 12.21.17.pdf](#)
[17CUP1098_PP.ppt](#)
[17CUP1098_APO Notes.pdf](#)
[17CUP1098_BOZA Staff Rpt.pdf](#)

10. [17CUP1092](#)

Request: CUP to permit a Rehabilitation Homes with associated relief and waiver
Project Name: The Commitment House
Location: 2129 W. Market Street
Owner: LOP Properties LLC
Applicant: Dennis Barnett
Representative: Cardinal Planning & Design Inc.
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1092_PP.ppt](#)
[17CUP1092_Program Descr.pdf](#)
[17CUP1092_APO Mtg.pdf](#)
[17CUP1092_Appl Justif.pdf](#)
[17CUP1092_BOZA Staff Rpt.pdf](#)
[17CUP1092_Plan 12.4.2017.pdf](#)

11. [17CUP1085](#)

Request: CUP to permit an off-street parking area with associated
 reliefs, waivers and variance

Project Name: 4141 Bardstown Rd

Location: 4141 Bardstown Rd

Owner: 4141 Bardstown Rd LLC

Applicant: 4141 Bardstown Rd LLC

Representative: Bluestone Engineers

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1085_4141 Bardstown Rd_Plan 12.18.17.pdf](#)
 [17CUP1085_4141 Bardstown APO Mtg Doc.pdf](#)
 [17CUP1085_4141 Bardstown Rd_BOZA PP.ppt](#)
 [17CUP1085_4141 Bardstown Rd_BOZASTaff Rpt.pdf](#)

Adjournment