



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, March 16, 2020

1:00 PM

Old Jail Auditorium

THIS MEETING HAS BEEN CANCELLED.

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the regularly scheduled Board of Zoning Adjustment meeting set for 1:00 p.m. on March 16, 2020, is being cancelled. All agenda items will be automatically deferred and placed on the agenda for the April 6, 2020, Board of Zoning Adjustment meeting. We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word regarding cancellation.

Our first priority is the safety of the community, Board of Zoning Adjustment members, applicants, and Metro staff. We do not make this decision lightly and apologize for any delays. Thank you for your support and understanding.

If you have questions, please contact the case manager. Or you may call Develop Louisville at 502-574-6230.

Call To Order

1. [Board Member Appt](#)
CONTINUED TO APRIL 6, 2020 Swearing in of Michael Seale to serve on the Louisville Metro Board of Zoning Adjustment

Approval Of Minutes

2. [BOZA Minutes 03.02.20](#)
CONTINUED TO APRIL 6, 2020 Approval of the Minutes from the March 2, 2020 Board of Zoning Adjustment meeting

Attachments: [BOZA Minutes 03.02.20.pdf](#)

Business Session

3. [20-VARIANCE-0020](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Variance to allow a principle structure to encroach into the side yard setback

Project Name: Rosewood Variance
Location: 1623 Rosewood Avenue
Owner(s): Douglas Meisel & Jessica Kingsley
Applicant: Charlie Williams
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Nia Holt, Planner I

Attachments: [20-VARIANCE-0020_SitePlan.pdf](#)
[20-Variance-0020_Staff Pres.ppt](#)
[20-VARIANCE-0020_Staff Report.pdf](#)
[20-VARIANCE-0020_ApplicantPhotos.pdf](#)
[20-VARIANCE-0020_Elevations.pdf](#)
[20-VARIANCE-0020_Justifications.pdf](#)

4. [19-MCUP-0008](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Modified Conditional Use Permit to allow a replacement of the plant's main kiln stack with a new kiln stack

Project Name: Kosmos Cement
Location: 15301 Dixie Highway
Owner/Applicant: Kosmos Cement Company, Inc.
by Aaron Garcia, Plant Manager
Attorney: Jake K. Michul, Bingham, Greenebaum , Doll LLP
Jurisdiction: Louisville Metro
Council District: 14 - Cindi Fowler
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-MCUP-0008_15301 Dixie Highway_BOZA Staff Rpt.pdf](#)
[19-MCUP-0008_12.20.12_staff powerpoint.ppt](#)

5. [19-CUP-0103](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit for a short term rental of one dwelling unit of a duplex that is not the primary residence of the host - request to remove Condition of Approval

Project Name: South Brook Short Term Rental
Location: 1104 South Brook Street
Owner/Applicant: Matthew Kustes
Jurisdiction: Louisville Metro
Council District: 6-- David James
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-MCUP-0103.staff report .pdf](#)
[October 21, 2019 staff report.pdf](#)
[10.21.19 Minutes.pdf](#)

Public Hearing**6. [19-CUP-0286](#)**

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Bass short term rental
Location: 1213 Central Avenue
Owner/Applicant: Soul Proprietorship, LLC
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0286 Staff Report 031620.pdf](#)
[19-CUP-0286 Applicant Information.pdf](#)
[19-CUP-0286 Power Point 030220.ppt](#)
[19-CUP-0286 Relief Justification.pdf](#)

7. [19-VARIANCE-0039](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
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: [19-VARIANCE-0039_Staff Report_BOZA 031620.pdf](#)
[19-VARIANCE-0039_SupportLetterandSignatures.pdf](#)
[19-VARIANCE-0039_Survey.pdf](#)
[19-VARIANCE-0039_ApplicantJustification.pdf](#)
[19-VARIANCE-0039_Photos.pdf](#)
[19-VARIANCE-0039_Plan.pdf](#)
[19-VARIANCE-0039_Staff Pres.ppt](#)

8. [20-VARIANCE-0012](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Sign variance and landscape buffer waivers

Project Name: Southwest Town Center Outlot
Location: 9050 Dixie Highway
Owner: William Wagner, Blanding Partners, LLC
Applicant: William Wagner, Blanding Partners, LLC
Jurisdiction: Louisville Metro
Council District: 14 - Cindi Fowler
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [20-WAIVER-0001_applicant justification_VUA.pdf](#)
[Sign Elevations.pdf](#)
[20-CAT2-0002_Plan_021020.pdf](#)
[20-VARIANCE-0012_Applicant justification.pdf](#)
[20-VARIANCE-0012_Elevations_021020.pdf](#)
[20-WAIVER-0001_20-VARIANCE-0012_BOZA Staff Report_031020.pdf](#)
[20-WAIVER-0001_applicant justification_easement.pdf](#)

9. [20-VARIANCE-0007](#)

Request:

THIS CASE IS BEING CONTINUED TO APRIL 6, 2020

Variance to allow an existing structure to encroach into a proposed side yard setback. The applicant has submitted a minor plat to shift a side property line that will create a nonconforming side yard setback for the existing principal structure

Project Name:

Warren Road Variance

Location:

48 Warren Road

Owner:

Katrina Graves

Applicant:

Richard Matheny - Cardinal Surveying

Jurisdiction:

Louisville Metro

Council District:

9 - Bill Hollander

Case Manager:

Zach Schwager, Planner I

Attachments:[20-VARIANCE-0007_Staff Report_BOZA 031620.pdf](#)[20-VARIANCE-0007_ApplicantJustification.pdf](#)[20-VARIANCE-0007_ApplicantPhotos.pdf](#)[20-VARIANCE-0007_SitePlan.pdf](#)[20-VARIANCE-0007_Staff Pres.ppt](#)

10. [20-VARIANCE-0015](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
 Variance to allow an addition and an accessory structure to encroach into the infill front yard setback and waivers to allow an accessory structure to not be set back 20 ft. from the front of the principal structure and to allow parking in the public realm

Project Name: Ransdell Avenue Variance and Waivers
 Location: 2530 Ransdell Avenue
 Owner: 2019 Ransdell Avenue Trust
 Applicant: Lindsey Stoughton - LMS Design
 Jurisdiction: Louisville Metro
 Council District: 8 - Brandon Coan
 Case Manager: Zach Schwager, Planner I

Attachments: [20-WAIVER-0018_ApplicantJustification.pdf](#)
[20-WAIVER-0019_ApplicantJustification.pdf](#)
[2530 Ransdell Topographical Elevation.pdf](#)
[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_CarriageHouseElev](#)
[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_CarriageHouseElev](#)
[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_LongestAvenueStre](#)
[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_SitePlan.pdf](#)
[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_Staff Pres.ppt](#)
[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_Staff Report_BOZA](#)
[20-VARIANCE-0015_ApplicantJustification.pdf](#)

11. [20-VARIANCE-0017](#)

Request: **THIS CASE IS BEING CONTINUED TO A DATE UNCERTAIN**
 Variance to allow a principle structure to encroach into the side yard setback

Project Name: Variance
 Location: 1416 St. Anthony Place
 Owner(s): Marian Cochiosue
 Applicant: Matt Eldridge
 Jurisdiction: Louisville Metro
 Council District: 4 - Barbara Sexton Smith
 Case Manager: Nia Holt, Planner I

12. [20-VARIANCE-0021](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Variance to allow a structure to encroach into the infill front yard setback

Project Name: Cane Run Road Variance
Location: 4231 Cane Run Road
Owner: JMAN LLC
Applicant: Derek Triplett - Land Design and Development, Inc.
Jurisdiction: Louisville Metro
Council District: 1 - Jessica Green
Case Manager: Zach Schwager, Planner I

Attachments: [20-VARIANCE-0021_Staff Pres.ppt](#)
[20-VARIANCE-0021_Staff Report_BOZA 031620.pdf](#)
[20-VARIANCE-0021_ApplicantJustification.pdf](#)
[20-VARIANCE-0021_Elevations.pdf](#)
[20-VARIANCE-0021_SitePlan.pdf](#)

13. [20-CUP-0012](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host.

Project Name: Elmer Short Term Rental
Location: 5720 Elmer Lane
Owner(s): Dana & Thomas Doherty
Applicant: William T. Vessels
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Nia Holt, Planner I

Attachments: [20-CUP-0012_Pres.ppt](#)
[20-CUP-0012-BedroomPics.pdf](#)
[20-CUP-0012_Staff Rpt.pdf](#)
[20-CUP-0012_NghMtg2Info.pdf](#)
[20-CUP-0012_NghMtgInfo.pdf](#)

14. [20-CUP-0013](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the host in a UN Zoning District

Project Name: Port 2---Short Term Rental
Location: 606 N. 24th Street
Owner/Applicant: Community RES, LLC by Wesley Vaughn
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [20-CUP-0013.ppt](#)
[20-CUP-0013 staff report .pdf](#)

15. [20-CUP-0018](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit for a short term rental of a dwelling unit that is the primary residence of the host in a Traditional Neighborhood Zoning District

Project Name: Short Term Rental
Location: 1233 South Sixth Street
Owner/Applicant: Barney A. Sutton
Jurisdiction: Louisville Metro
Council District: 6-David James
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [staff report 20-CUP-0018 oc.pdf](#)
[20-CUP-0018_Staff .ppt](#)

16. [20-CUP-0019](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit for an accessory apartment

Project Name: W. Collins Court Accessory Apartment

Location: 113 W. Collins Court

Owner: Anthony & Katie Smith

Applicant: Anthony & Katie Smith

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Zach Schwager, Planner I

Attachments: [20-CUP-0019_Rendering_Layout.pdf](#)
[20-CUP-0019_Staff_Pres.ppt](#)
[20-CUP-0019_Staff_Report_BOZA_031620.pdf](#)
[20-CUP-0019_LetterofExplanation.pdf](#)
[20-CUP-0019_NeighborhoodMeetingInfo.pdf](#)
[20-CUP-0019_Plan.pdf](#)

17. [20-CUP-0020](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: W. Collins Court Short Term Rental

Location: 113 W. Collins Court

Owner: Anthony & Katie Smith

Applicant: Anthony & Katie Smith

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Zach Schwager, Planner I

Attachments: [20-CUP-0020_Rendering_Layout.pdf](#)
[20-CUP-0020_Staff_Pres.ppt](#)
[20-CUP-0020_Staff_Report_BOZA_031620.pdf](#)
[20-CUP-0020_600ftJustification.pdf](#)
[20-CUP-0020_LetterofExplanation.pdf](#)
[20-CUP-0020_NeighborhoodMeetingInfo.pdf](#)

18. [20-CUP-0021](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Cain short term rental
Location: 1908 Bonnycastle Avenue
Owner/Applicant: Bryan Cain
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumble, Planning & Design Coordinator

Attachments: [20-CUP-0021_Opposition Leters.pdf](#)
[20-CUP-0021 Power Point 031620.ppt](#)
[Opposition to STR CUP 20-0021 1908 Bonnycastle.pdf](#)
[20-CUP-0021 Staff Report 031620.pdf](#)
[20-CUP-0021_Applicant Information.pdf](#)

19. [20-CUP-0030](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit to allow an accessory apartment in the R-5 zoning district

Project Name: Casselberry Accessory Apartment
Location: 1714 Casselberry Road
Owner/Applicant: Ashley Quinlan
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Nia Holt, Planner I

Attachments: [20-CUP-0030_Pres.ppt](#)
[20-CUP-0030 SitePlan.pdf](#)
[20-CUP-0030 Staff Report .pdf](#)
[20-CUP-0030 ApplicantPhotos.pdf](#)
[20-CUP-0030_NghMtgInfo.pdf](#)
[20-CUP-0030_OriginalBldgPermit.pdf](#)

20. [20-CUP-0038](#)

Request: **THIS CASE IS BEING CONTINUED TO APRIL 6, 2020**
Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Rawlings Short Term Rental
Location: 546 Rawlings Street
Owner/Applicant: Sally Miller
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Nia Holt, Planner I

Attachments: [20-CUP-0038_Pres.ppt](#)
[20-CUP-0038_StaffReport.pdf](#)
[Ngh,Floor,Bedroom.pdf](#)
[20-CUP-0038_NghMtgInfo.pdf](#)

Adjournment