



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, May 21, 2018

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 05.07.18](#)

Approval of the Minutes from the May 7, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 05.07.18.pdf](#)

Business Session

2. [18VARIANCE1044](#)

Request:	Variance to allow an accessory structure to encroach into the required side yard setback
Project Name:	4030 Leland Road Addition
Location:	4030 Leland Road
Owner:	Elaine & Stephen Gravatte
Applicant:	Steve Gravatte
Jurisdiction:	City of St. Matthews
Council District:	9 - Bill Hollander
Case Manager:	Dante St. Germain, Planner I

Attachments: [18VARIANCE1044_SitePlan.pdf](#)
[18VARIANCE1044_Staff Report_BOZA 052118.pdf](#)
[18VARIANCE1044_Applicant_Justification.pdf](#)
[18VARIANCE1044_Elevations.pdf](#)

Public Hearing

3. [18DEVPLAN1002](#)

Request: Variance to allow the structure to encroach within the rear setback and a Waiver to not provide a pedestrian access from the structure to the public sidewalk and two Waivers related to landscaping

Project Name: Cat 2B 3255 Bardstown Road

Location: 3255 Bardstown Road

Owner: Drew Zazofsky -Thorntons Inc.

Applicant: Prateek Gupta - Realcraft Property Solutions LLC.

Representative: Michael Hill - Land Design and Development Inc.

Jurisdiction: Louisville Metro

Council District: 26 - Brent T. Ackerson

Case Manager: Ross Allen, Planner I

Attachments: [18DEVPLAN1002_prelimApprvdStamps.pdf](#)
[18DEVPLAN1002_VARIANCE_WAIVER_3-22-18.PDF](#)
[3255 Bardstown Rd subdiv plat.msg](#)
[BOZA 18DEVPLAN1002_Staff Report_05212018.pdf](#)
[18DEVPLAN1002_KDW Permit explanation.msg](#)
[18DEVPLAN1002_Application_01122018.pdf](#)
[18DEVPLAN1002_BOZA Staff Pres_05212018.ppt](#)

4. [18DEVPLAN1038](#)

Request: Variance to exceed maximum setback

Project Name: Louisville City FC

Location: 237-243, 249-251, 255-257, 261, 267-275, & 270 N. Campbell St., 250, 350, 375, & 1080 Adams St., 214, 225-229, 249-257, 261-265, & 271 Mill St., 200, 203/203R Cabel St., 275 N Shelby St

Owner: Louisville Metro Government

Applicant: Louisville City FC

Representative: Mindel Scott and Assoc., Bardenwerper Talbott and Roberts PLLC.

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

Attachments: [18devplan1038_Plan.pdf](#)
[18devplan1038_Variance Justfication.pdf](#)
[17ZONE1050_PLAN_12-29-17.PDF](#)
[18devplan1038_BOZA Staff report_052118.pdf](#)

5. [18VARIANCE1036](#)

Request: Variance to allow an existing chain link fence to be 5 feet in the required front yard

Project Name: Fence height

Location: 2615 Virginia Avenue

Owner: Everett Bradford Properties

Representative: Latonya Smith

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

Case Manager: Steve Hendrix, Planning Coordinator

Attachments: [18VARIANCE1036_Staff_Pres.ppt](#)
[18VARIANCE1036_Staff_Report_BOZA.pdf](#)
[Site Plan.pdf](#)

6. [18VARIANCE1019](#)

Request: Variance to allow a proposed building addition to encroach into a required street side yard setback and side setback

Project Name: Hometown Brewery

Location: 4031 Preston Highway

Owner: Thomas Brown

Representative: BTM Engineering

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jay Lockett, Planner I

Attachments: [IMG_1541.JPG](#)
[IMG_1542.JPG](#)
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[IMG_1546.JPG](#)
[IMG_1536.JPG](#)
[IMG_1537.JPG](#)
[IMG_1538.JPG](#)
[IMG_1539.JPG](#)
[IMG_1540.JPG](#)
[18DEVPLAN1028_PLAN_4-9-18.PDF](#)
[18VARIANCE1019_Applicant_Justification.pdf](#)
[18VARIANCE1019_BOZA_Staff_Pres.ppt](#)
[18VARIANCE1019_BOZA_Staff_Report_5-21-18.pdf](#)

7. [18VARIANCE1021](#)

Request: Variance to allow a proposed building to exceed infill maximum height standards and encroach into infill minimum setback standards

Project Name: Aptitude 4th St

Location: 2420 S 4th St

Owner: University Point, LLC.

Applicant: Aptitude 4th St, LLC.

Representative: Dinsmore & Shohl, LLP.

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Jay Lockett, Planner I

Attachments: [18DEVPLAN1036_18VARIANCE1021_Support_Letter_Horlander.pdf](#)

[18DEVPLAN1036_18VARIANCE1021_Support_Letter_James.pdf](#)

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[IMG_1563.JPG](#)

[IMG_1564.JPG](#)

[18DEVPLAN1036_ELEVATIONS_4-16-18.PDF](#)

[18VARIANCE1021_Applicant_Justification'.pdf](#)

[18VARIANCE1021_BOZA_Staff_Pres.ppt](#)

[18VARIANCE1021_BOZA_staff_report_5-21-18.pdf](#)

[18DEVPLAN1036_18VARIANCE1021_PLAN_4-23-18.PDF](#)

8. [18VARIANCE1040](#)

Request: Variance to allow a fence to exceed the allowable height in the street side setback

Project Name: 1259 Bassett Avenue Fence

Location: 1259 Bassett Avenue

Owner: R Craig Strachan & Katharine Dobbins

Applicant: Katharine Dobbins

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1040_Staff Pres.ppt](#)
[18VARIANCE1040_Staff Report_BOZA 052118.pdf](#)
[18VARIANCE1040_applicant_exhibit_1.pdf](#)
[18VARIANCE1040_applicant_exhibit_2.pdf](#)
[18VARIANCE1040_applicant_exhibit_3.pdf](#)
[18VARIANCE1040_applicant_justification.pdf](#)
[18VARIANCE1040_site_plan_041618.pdf](#)

9. [18CUP1019](#)

Request: Conditional Use Permit for a Short Term Rental in the Traditional Neighborhood Zoning District

Project Name: Short Term Rental

Location: 317 W St. Catherine Street

Owner: Andrew & Mary Huenefeld

Applicant: Mary Huenefeld

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Dante St. Germain, Planner I

Attachments: [18CUP1019_Staff Pres.ppt](#)
[18CUP1019_Staff Report_052118.pdf](#)
[18CUP1019_bedroom_photos.pdf](#)
[18CUP1019_neighborhood_meeting.pdf](#)

10. [18CUP1026](#)

Request: Conditional Use Permit for Off-Site Parking with relief and waivers
Project Name: Off-Site Parking
Location: 714 S. 24th Street
Owner: Land Bank Authority
Applicant: JenCare Senior Medical Center
Representative: Cardinal Planning & Design
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1026_Appl Justif.pdf](#)
[18CUP1026_BOZA Staff Rpt.pdf](#)
[18CUP1026_PP.ppt](#)
[18CUP1026_APO Mtg Notes.pdf](#)

11. [18CUP1034](#)

Request: Modification of a Conditional Use Permit to permit an institutional use in M-3 and EZ-1 zone with variances
Project Name: Parking addition and modification
Location: 1100 E. Market Street
Owner/Applicant: HOTI Realty II LLC
Representative: Land Design & Development
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1034_Appl Justif.pdf](#)
[18CUP1034_BOZA Staff Rpt.pdf](#)
[18CUP1034_PP.ppt](#)

12. [18APPEAL1001](#)

Request: Review of Land Use Determination
Project Name: Conley Appeal
Location: 4301 Mud Lane
Owner: Rickey and Janice Conley
Representative: Bart L. Greenwald
Jurisdiction: Louisville Metro
Council District: 13 - Vicki Aubrey Welch
Case Manager: Chris French, AICP, Planning & Design Supervisor

Attachments: [StaffReport18Appeal1001_5-16-18.pdf](#)
[18APPEAL1001_4301MudLaneBOZAPresentation.ppt](#)
[18APPEAL1001_APPLICATION_4-13-18.PDF](#)
[Doyle-Comments.pdf](#)

Adjournment