



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, February 4, 2019

1:00 PM

Old Jail Courtroom

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#### Annual Meeting

##### Call To Order

1. [BOZA Election Officers](#)

BOZA Annual Election of Officers

2. [BOZA Annual Report](#)

Request: BOZA Annual Report

Case Manager: Joe Haberman, Planning & Design Manager

**Attachments:** [2018 BOZA ANNUAL REPORT.pdf](#)  
[2018 BOZA Annual Report Presentation.pdf](#)

#### Adjournment

#### Regular Meeting

##### Call To Order

##### Approval Of Minutes

1. [BOZA Minutes 01.22.19](#)

Approval of the Minutes from the January 22, 2019 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 01.22.19.pdf](#)

##### Business Session

2. [BOZA Bylaws](#)

Request: Proposed By-law Amendments

Case Manager: Chris French, AICP, Planning Supervisor

**Attachments:** [BOZA Bylaws Policies Draft 12-21-18 changehighlighted.pdf](#)

**3. [18CUP1169](#)**

Request: Modified Conditional Use Permit for mini-warehouse  
Project Name: Stor-All  
Location: 12113 Shelbyville Road  
Owner: Multiple Owners  
Applicant: Stor-All  
Representative: Bardenwerper, Talbott, & Roberts, PLLC  
Jurisdiction: City of Middletown  
Council District: 19 - Anthony Piagentini  
Case Manager: Joel Dock, AICP, Planner II

**Attachments:** [18DEVPLAN1201\\_18CUP1169\\_PLAN\\_122818.PDF](#)  
[17ZONE1077 APPROVED PLAN AND BINDING ELEMENTS.PDF](#)  
[18CUP1169\\_BOZA Staff Report.pdf](#)

**Public Hearing****4. [18VARIANCE1121](#)**

Request: Variance to allow a proposed addition to encroach into the required side yard setback  
Project Name: Yale Drive Variance  
Location: 1818 Yale Drive  
Owner: Justin and Emily Pohn Revocable Trusts  
Applicant: Landon Arza  
Jurisdiction: Louisville Metro  
Council District: 8 - Brandon Coan  
Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1121\\_Staff Pres.ppt](#)  
[18VARIANCE1121\\_Staff Report\\_BOZA 020419.pdf](#)  
[18VARIANCE1121\\_ApplicantJustification.pdf](#)  
[18VARIANCE1121\\_PLAN\\_ELEVATIONS\\_12-31-18.pdf](#)

**5. [19VARIANCE1001](#)**

Request: Variances and waivers for a sign  
Project Name: Churchill Downs Sign Variance and Waiver  
Location: 3100 S 4th Street  
Owner/Applicant: AQ Properties LLC  
Jurisdiction: Louisville Metro  
Council District: 15 - Kevin Triplett  
Case Manager: Lacey Gabbard, AICP, Planner I

**Attachments:** [19VARIANCE1001\\_applicant justification.pdf](#)  
[18WAIVER1053\\_applicant justification.pdf](#)  
[19VARIANCE1001\\_18WAIVER1053\\_site plan\\_010719.pdf](#)

**6. [18VARIANCE1114](#)**

Request: Variance to allow an existing 6 foot high wooden privacy fence to be located in the Westport Road street side yard

Project Name: Fence Height

Location: 1216 Abbeywood Road

Owner/Applicant: Sara Jones Anderson

Jurisdiction: City of St. Matthews

Council District: 7 - Paula McCraney

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18VARIANCE1114\\_Staff Report\\_BOZA.pdf](#)  
[18VARIANCE1114\\_Staff Pres.ppt](#)

**7. [18VARIANCE1106](#)**

Request: Variance from private yard area requirement

Project Name: Frankfort Avenue private yard area

Location: 2600 Frankfort Avenue

Owner/Applicant: Brian Clare

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18VARIANCE1106\\_BOZA PP.pdf](#)  
[18VARIANCE1106\\_Appl Justif.pdf](#)  
[18VARIANCE1106\\_BOZA Staff Rpt.pdf](#)

**8. [18CUP1122](#)**

Request: Conditional Use Permit for Private Institutional Use in a Single-Family Zoning District  
Project Name: Christian Academy Addition  
Location: 700 S. English Station Road  
Owner/Applicant: Christian Academy of Louisville  
Representative: Blomquist Design Group LLC  
Jurisdiction: Louisville Metro  
Council District: 19 - Anthony Piagentini, 20 - Stuart Benson  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [CAFETERIA EXPANSION\\_Optimized.pdf](#)  
[NEW JUNIOR ACADEMY\\_Optimized.pdf](#)  
[NEW MAIN ENTRANCE\\_Optimized.pdf](#)  
[BUILDING ADDITIONS-Additions.pdf](#)  
[BUILDING ADDITIONS-Cover Sheet.pdf](#)  
[CAFETERIA EXPANSION INTERIOR\\_Optimized.pdf](#)  
[18CUP1122\\_BOZA Staff Rpt.pdf](#)  
[18CUP1122\\_PP.pdf](#)  
[18CUP1122\\_APO Mtg.pdf](#)

**9. [18CUP1140](#)**

Request: Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host  
Project Name: Breckinridge Street short term rental  
Location: 1338 E. Breckinridge Street  
Owner: Sarah Kevric  
Applicant/Host: Arijan Kevric  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1140\\_BOZA Staff Rpt.pdf](#)  
[18CUP1140\\_COMMENT.pdf](#)  
[18CUP1140\\_Interior Pics.pdf](#)  
[18CUP1140\\_APO Mtg.pdf](#)  
[18CUP1140\\_BOZA PP.pdf](#)

**10.** [18CUP1101](#)

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

Project Name: Smith Short Term Rental

Location: 307 Hillcrest Avenue

Owner/Applicant: Rachael and Matthew Smith

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

**Attachments:** [18CUP1101\\_Neighborhood Meetings.pdf](#)  
[18CUP1101 Power Point 020419.ppt](#)  
[18CUP1101\\_Site Plan.pdf](#)  
[18CUP11001 Staff Report 020419.pdf](#)

**11.** [17APPEAL1004](#)

Request: **NOTE: This case will not be heard before 3:00 p.m.**  
Appeal of an administrative decision

Project Name: Birchwood Avenue Appeal

Location: 201 S. Birchwood Avenue

Appellant: Chris David

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Chris French, AICP, Planning and Design Supervisor

**Attachments:** [EvidenceNotSupportingResidency.pdf](#)  
[Redacted\\_EvidenceSupportingResidency.pdf](#)  
[17APPEAL1004 201 S Birchwood Ave BOZA Presentation.ppt](#)  
[17APPEAL1004\\_APPLICATION\\_9-8-17.PDF](#)  
[17APPEAL1004 Staff Report 02042019 rev.pdf](#)  
[201 S Birchwood\\_NOV primary residence.pdf](#)

**12.** [18APPEAL1006](#)

Request: **NOTE: This case will not be heard before 3:00 p.m.**  
Appeal of an administrative decision

Project Name: Mud Lane Appeal

Location: 4301 Mud Lane

Appellants: Gary Doyle, Donna Doyle, and Matthew Doyle

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

Case Manager: Chris French, AICP, Planning and Design Supervisor

**Attachments:** [Agletter4301MudLane.pdf](#)  
[Conley letter.pdf](#)  
[18APPEAL1006\\_4301\\_Mud\\_Ln\\_BOZA\\_Presentation.ppt](#)  
[18APPEAL1006\\_ADDITIONAL\\_INFO\\_12-19-18\\_\(1\).PDF](#)  
[18APPEAL1006\\_APP\\_12-19-18\\_\(2\).PDF](#)  
[18APPEAL1006\\_Staff\\_Report\\_02042019.pdf](#)  
[4301MudLaneFollowupLetter.pdf](#)

**Adjournment**