



Louisville Metro Government

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

Action Summary Board of Zoning Adjustment

Monday, October 3, 2022

1:00 PM

Online Via Webex

Call To Order

The following Board Members were present: Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

Approval Of Minutes

1. [BOZA Minutes 092622](#)

NO MINUTES TO BE APPROVED

Public Hearing

2. [22-VARIANCE-0103](#)

Request:	Variance to allow a second story addition to encroach into the side yard setbacks.
Project Name:	W. Chestnut Street Variance
Location:	1821 W. Chestnut Street
Owner:	Jovan Williams
Applicant:	Jovan Williams
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Molly Clark, Planner II

A motion was made by Member Leanhart, seconded by Member Ford that a Variance from the Land Development Code Table 5.2.2 to allow a principal structure to encroach into the side yard setback, requirement 2.2 ft., request 1.5 ft., variance of .7 ft. be approved. The vote was as follows:

YES: Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

3. [22-VARIANCE-0104](#)

Request: Variance to allow a proposed garage to encroach into the 5 ft. rear yard setback.

Project Name: Crestwood Avenue Variance

Location: 113 Crestwood Avenue

Owner: David Farmer

Applicant: David Farmer

Jurisdiction: Louisville Metro

Council District: 9 - Jecorey Arthur

Case Manager: Molly Clark, Planner II

A motion was made by Member Bond, seconded by Member Buttorff that a Variance from the Land Development Code Section 5.4.1.E.2 to allow an accessory structure to encroach into the rear yard setback, requirement 5 ft., request 0 ft., variance of 5 ft. be approved. The vote was as follows:

YES: Members Bond, Bufforff, Ford, Horton, Leanhard, Vozos and Howard

4. [22-CUP-0153](#)

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

Project Name: View Crest Drive Short Term Rental

Location: 1116 View Crest Drive

Owner: Property Group Pros, LLC

Applicant: Luda Hager

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

Case Manager: Chris French, Planning & Design Supervisor

A motion was made by Member Buttorff, seconded by Member Ford that the Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in an R-4 zoning district and Village form district be denied. The vote was as follows:

YES: Members Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

5. [22-CUP-0181](#)

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

Project Name: Kennedy Avenue Short Term Rental

Location: 120 R. Kennedy Avenue

Owner: Thomas Faversham

Applicant: Skyler Smith

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Molly Clark, Planner II

A motion was made by Member Leanhart, seconded by Member Bond that the Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in the R5-A Multi Family Zoning District and Traditional Neighborhood Form District be approved. The vote was as follows:

YES: Members Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

6. [22-CUP-0211](#)

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

Project Name: Richmond Drive Short Term Rental

Location: 1967 Richmond Drive

Owner: Shane and Christina Nearman

Applicant: Shane and Christina Nearman

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Chris French, Planning & Design Supervisor

A motion was made by Member Bond, seconded by Member Leanhart that a Conditional Use Permits to allow short term rental of dwelling unit that is not the primary residence of the host in an R-5 zoning district and Traditional Neighborhood Form District be approved. The vote was as follows:

YES: Members Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

7. [22-CUP-0210](#)

Request: Conditional Use Permit for an accessory dwelling unit
Project Name: Richmond Drive Accessory Dwelling Unit
Location: 1967 Richmond Drive
Owner: Shane and Christina Nearman
Applicant: Shane and Christina Nearman
Jurisdiction: Louisville Metro
Council District: 8 - Cassie Chambers Armstrong
Case Manager: Chris French, Planning & Design Supervisor

A motion was made by Member Vozos, seconded by Member Buttorff that a Conditional Use Permit for an accessory dwelling unit be approved. The vote was as follows:

YES: Members Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

8. [22-APPEAL-0006](#)

Request: Appeal of an administrative decision regarding nonconforming rights
Project Name: Fischer Avenue Appeal
Location: 1200 Fischer Avenue
Owner: Kevin Medley
Appellant: Kevin Medley
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Chris French, Planning & Design Supervisor

A motion was made by Member Leanhart, seconded by Member Bond that the Appeal of an administrative decision regarding nonconforming rights for seven dwelling units on one property in a R-6 zoning district be overturned. There are 5 units with non-conforming rights. The vote was as follows:

YES: Members Bond, Buttorff, Ford, Horton, Leanhart, Vozos and Howard

9. [22-APPEAL-0007](#)

Request: Appeal of an administrative official decision that the provisions of Chapter 7.2.20.A.3 of the LDC regarding ineligibility of filing an application cannot be waived

Project Name: Greenridge Estates

Location: 9551 Brooks Bend Rd

Owner: Jagoe Land Corporation

Appellant: Jagoe Land Corporation

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Joe Reverman, AICP

A motion was made and seconded that the Appeal of an interpretation of an administrative official decision that the provisions of chapter 7.2.20.A.3 of the Land Development Code (LDC) cannot be waived, and that the Tree Preservation Plan approved in 2006 is no longer valid be denied. The vote was as follows:

YES: Members Bond, Ford, Horton, Leanhart, Vozos and Howard
NO: Member Buttorff

10. [22-APPEAL-0008](#)

Request: Appeal of an administrative official decision that the preliminary plan for Greenridge Estates subdivision is expired

Project Name: Greenridge Estates

Location: 9551 Brooks Bend Rd

Owner: Jagoe Land Corporation

Appellant: Jagoe Land Corporation

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Joe Reverman, AICP

A motion was made and seconded that the Appeal of an interpretation of an administrative official decision that the preliminary plan for Greenridge Estates subdivision, subject of Planning Commission docket numbers 10-32-92 and 9-48-96, is expired pursuant to Land Development Code (LDC) sections 1.1.9 and 7.2.20.D.5, specifically as it relates to property known as 9551 Brooks Bend Rd. be denied. The vote was as follows:

YES: Members Bond, Ford, Horton, Leanhart, Vozos and Howard
NO: Member Buttorff

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR’S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment