



Louisville Metro Government

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

Agenda - Final Board of Zoning Adjustment

Monday, August 7, 2023

1:00 PM

Old Jail Auditorium

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 7.24.2023](#)

Attachments: [7.24.23 BOZA Minutes.pdf](#)

Public Hearing

1. [22-APPEAL-0014](#)

Request: Appeal of an administrative decision regarding nonconforming rights - Continued from June 26, 2023 Meeting

Project Name: Atterberry Court Appeal

Location: 4607 Atterberry Ct

Owner: Prospect Construction, LLC

Appellant: Tom Sanders

Jurisdiction: City of Shively

Council District: 3 - Kumar Rashad

Case Manager: Joseph Haberman, AICP, Planning Manager

Attachments: [22-APPEAL-0014_Staff_Report_02062023.pdf](#)
[22-APPEAL-0014_4607_Atterberry_Ct.pptx](#)
[22-APPEAL-0014_Appellant's_Additional_Information_04212023.pdf](#)
[22-APPEAL-0014_Appellant's_Information.pdf](#)
[22-APPEAL-0014_Staff_Presentation.pdf](#)
[JCT_Sanders_Atterberry_Appeal_04_24_23_BOZA_#22-APPEAL-0014.pdf](#)
[BLD_OTC_PERMIT_20220513_171433\[80\].pdf](#)
[BLD_OTC_PERMIT_20220815_160528\[35\].pdf](#)
[Chris_French_letter_04_20_23.pdf](#)
[Exhibit_A_Zoning_Maps.pdf](#)
[Exhibit_B_Carons_exhibits.pdf](#)
[Exhibit_C_&_D_SITE_PHOTOS.pdf](#)
[Exhibit_E_14NONCONFORM1019_Main_File.pdf](#)
[LetterOfAcceptance.pdf\(1\)\[7\].pdf](#)
[LetterOfAcceptance.pdf\[29\].pdf](#)

2. [22-VARIANCE-0106](#)

Request: Variances for street side yard and rear yard setbacks
Project Name: Westport Road Market
Location: 4630 Westport Rd, Parcel ID 035100090000,
035100530000, 035100020000, 035100540000,
035100550000
Owner: Choi Enterprises LLC
Applicant: Choi Enterprises LLC
Representative: Land Design & Development
Jurisdiction: City of St. Matthews
Council District: 7 - Paula McCraney
Case Manager: Dante St. Germain, AICP, Planner II

Attachments: [22-VARIANCE-0106_applicant_justification.pdf](#)
[22-VARIANCE-0106_BOZA_Staff_Report_080723.pdf](#)
[22-VARIANCE-0106_interested_party_comments_062123.pdf](#)
[22-VARIANCE-0106_Plan_060823.pdf](#)

3. [23-CUP-0218](#)

Request: Conditional Use Permit for a Community Service Facility,
Category 3 Development Plan with a Waiver
Project Name: Haven Ministries
Location: 2507 Bank St
Owner: Haven Ministries
Applicant: Haven Ministries
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Jay Lockett, AICP, Planner II

Attachments: [23-CUP-0218_BOZA_Staff_Report_080723.pdf](#)
[22-CAT3-0012_Elevations_050923.pdf](#)
[22-CAT3-0012_Plan_072023.pdf](#)
[23-CUP-0218_Letter_of_Explanation.pdf](#)
[23-WAIVER-0078_Applicant_Waiver_Justification.pdf](#)

4. [23-VARIANCE-0050](#)

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

Project Name: Shawnee Terrace Variance

Location: 239 S Shawnee Terrace

Owner: Tiara Thomas

Applicant: Tiara Thomas

Jurisdiction: Louisville Metro

Council District: 5- Donna Purvis

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0050_Staff Report.pdf](#)
[23-VARIANCE-0050_Applicant Justification.pdf](#)
[23-VARIANCE-0050_Deed.pdf](#)
[23-VARIANCE-0050_Elevations.pdf](#)
[23-VARIANCE-0050_Site Plan.pdf](#)

5. [23-VARIANCE-0063](#)

Request: Variances to allow a structure to encroach into the required side yard setback and to allow a fence to exceed the maximum height in the rear yard

Project Name: Ronwood Drive Variance

Location: 4921 Ronwood Dr

Owner: Heyler Perez

Applicant: Edna Blanco

Jurisdiction: Louisville Metro

Council District: 24- Madonna Flood

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0063_Staff Report_080123 \(002\).pdf](#)
[23-VARIANCE-0063_Deed.pdf](#)
[23-VARIANCE-0063_Fence Applicant Justification.pdf](#)
[23-VARIANCE-0063_Side Setback Applicant Justification.pdf](#)
[23-VARIANCE-0063_Site Photos.pdf](#)
[23-VARIANCE-0063_PublicComment.pdf](#)
[23-VARIANCE-0063_SitePlan_080723.pdf](#)

6. [23-VARIANCE-0069](#)

Request: Variance to allow a complete reduction of the outer and middle zone of a stream buffer and Category 3 Development Plan

Project Name: Minor Lane Hotels

Location: 2720 Outer Loop

Owner: Rowan Center Properties, LLC

Applicant: Rowan Center Properties, LLC

Representative: Nick Pregliasco, Bardenwerper, Talbott and Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 13 - Dan Seum, Jr

Case Manager: John Michael Lawler, Planner I

Attachments: [23-CAT3-0011_BOZASTaffReport_073123.pdf](#)
[23-CAT3-0011_Elevations_062223.pdf](#)
[23-CAT3-0011_Plan_062223.pdf](#)
[23-CAT3-0011_Renderings_062223.pdf](#)

7. [23-VARIANCE-0086](#)

Request: Variances to allow a structure to exceed the maximum required height and to encroach into the required front setback

Project Name: Kenjoy Drive Variances

Location: 6303 Kenjoy Dr

Owner: Dawn Food Products, Inc.

Applicant: Michael Clayton, CFW Engineers, Inc.

Jurisdiction: Louisville Metro

Council District: 25- Khalil Batshon

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0086_staffreport_.pdf](#)
[23-VARIANCE-0086_Deed.pdf](#)
[23-VARIANCE-0086_Justification.pdf](#)
[23-VARIANCE-0086_Site Plan and Elevations.pdf](#)

8. [23-VARIANCE-0087](#)

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

Project Name: Mulberry Street Variance

Location: 1111 Mulberry St

Owner: Richard Burnette

Applicant: Richard Burnette, Trimworks Inc.

Jurisdiction: Louisville Metro

Council District: 15- Jennifer Chappell

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0087_Staff Report_080723.pdf](#)
[23-VARIANCE-0087 Applicant Justification.pdf](#)
[23-VARIANCE-0087 Deed.pdf](#)
[23-VARIANCE-0087 Elevations.pdf](#)
[23-VARIANCE-0087 Site Plan.pdf](#)

9. [23-VARIANCE-0091](#)

Request: Variance to allow an accessory structure to encroach into the required front yard setback and Waiver to allow an accessory structure in the public realm

Project Name: Talbott Avenue Carport

Location: 2510 Talbott Ave

Owner: Craig Stern

Applicant: Craig Stern

Jurisdiction: Louisville Metro

Council District: 8-Ben Reno-Weber

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0091_Staff Report_\(002\).pdf](#)
[23-VARIANCE-0091 23-WAIVER-0063 Elevations.pdf](#)
[23-VARIANCE-0091 23-WAIVER-0063 Site Plan.pdf](#)
[23-VARIANCE-0091 23-WAIVER-0063 Variance Justification.pdf](#)
[23-VARIANCE-0091 23-WAIVER-0063 Waiver Justification.pdf](#)

10. [23-CUP-0132](#)

Request: Conditional Use Permit for an Accessory Dwelling Unit
Project Name: St Xavier Street Accessory Dwelling Unit
Location: 2101 St Xavier St.
Owner: Sun Liang LLC
Applicant: Richard Pantoja
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Amy Brooks, Planner I

Attachments: [23-CUP-0132 Staff Report .pdf](#)
[23-CUP-0132 Floor Plan 031023.pdf](#)
[23-CUP-0132 Justification Statement for Relief.pdf](#)
[23-CUP-0132 NeighborhoodMeetingDocumentation.pdf](#)

11. [23-CUP-0143](#)

Request: Conditional Use Permit for a RV Park
Project Name: Derby Park RV Resort
Location: 2900 7th Street Rd
Owner: Louisville 2900, LLC.
Applicant: Frost Brown & Todd, LLP
Bowman Consulting Group, LTD
Jurisdiction: City of Shively
Council District: 3 - Kumar Rashad
Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0143 CUP Additional Justifications - Derby RV.docx](#)
[23-CUP-0143 Justification for each standard 071123.pdf](#)
[23-CUP-0143 plan 073123.pdf](#)
[23-CUPPA-0054.msg](#)
[Derby Park RV Resort \(DRAFT\) Letter of Explanation.pdf](#)
[Neighborhood Mtg Summary - Derby RV.docx](#)
[Signed Attendance Sheet.pdf](#)

Adjournment