



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, April 29, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 04.15.19](#)

Approval of the Minutes from the April 15, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 04.15.19.pdf](#)

Business Session

2. [19CUP1050](#)

Request: Modified Conditional Use Permit for a nursing home and home for the infirm and aged

Project Name: Artis Senior Living

Location: 4922 Brownsboro Road

Owner/Applicant: Artis Senior Living of Louisville

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Dante St. Germain, AICP, Planner II

Attachments: [19CUP1050_BOZA Staff Report.pdf](#)

[17ZONE1025_approved_plan.pdf](#)

[19CUP1050_plan_042419.pdf](#)

Public Hearing

3. [19VARIANCE1020](#)

Request: Variance to allow encroachment of required street side setbacks
Project Name: Anchorage Landmark II
Location: 2604 Chamberlain Ln
Owner/Applicant: Ghasem Properties
Jurisdiction: Louisville Metro
Council District: 17 - Markus Winkler
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19VARIANCE1020_BOZA Staff Pres_042919.ppt](#)
[19VARIANCE1020_BOZA Staff Report_042919.pdf](#)
[19VARIANCE1020_PLAN_3-11-19.PDF](#)
[19VARIANCE1020 Applicant Justification.pdf](#)

4. [18CUP1165](#)

Request: Conditional Use Permit for an Accessory Apartment
Project Name: Fernwood Accessory Apartment
Location: 1722 Fernwood Avenue
Owner/Applicant: Scott Bailey
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1165_1722 Fernwood APO Mtg.pdf](#)
[18CUP1165_1722 Fernwood_PP.pdf](#)
[18CUP1165_1722 Fernwood Ave_BOZA Staff Rpt.pdf](#)

5. [19DEVPLAN1031](#)

Request: Category 3 Development Plan with Variance and Waivers
Project Name: Beecher Terrace Phase II
Location: 1000 W Jefferson St
Owner/Applicant: Louisville Metro Housing Authority
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19DEVPLAN1031_BOZA Staff Pres_042919.ppt](#)
[19DEVPLAN1031_BOZA Staff Report_042919.pdf](#)
[19DEVPLAN1031_PLAN_3-11-19.PDF](#)
[18DEVPLAN1111_APPROVEDPLAN_11.05.18.PDF](#)

6. [19VARIANCE1013](#)

Request: Variance to allow a fence in the front yard to exceed 42 inches in height

Project Name: Caledonia Avenue Variance

Location: 4 Caledonia Avenue

Owner/Applicant: Thomas Faversham - Deep Creek Builders

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [Fence1.JPG](#)
[Fence2.JPG](#)
[Fence3.JPG](#)
[Fence4.JPG](#)
[Fence5.JPG](#)
[Fence6.JPG](#)
[19VARIANCE1013_ApplicantJustification.pdf](#)
[19VARIANCE1013_PLAN_ELEVATIONS_2-18-19.pdf](#)
[19VARIANCE1013_Staff Pres.ppt](#)
[19VARIANCE1013_Staff Report_BOZA 042919.pdf](#)

7. [19VARIANCE1017](#)

Request: Variance to allow a structure to exceed the required front yard setback and associated waivers to allow parking to be located in front of the building and to allow less than the required interior landscape area

Project Name: Preston Highway Variance

Location: 3008 & 3010 Preston Highway

Owner: Winlo LLC

Representative: Mike Hill - Land Design & Development, Inc.

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1017_Staff Pres.ppt](#)
[19VARIANCE1017_Staff Report_BOZA 042919.pdf](#)
[19VARIANCE1017_ApplicantJustifications.pdf](#)
[19VARIANCE1017_Elevations.pdf](#)
[19VARIANCE1017_PLAN_4-15-19.pdf](#)

8. [18CUP1163](#)

Request: **THIS CASE IS BEING CONTINUED TO A DATE UNCERTAIN**
CUP for Mini-Warehouses
Project Name: Lyneve Storage Units
Location: 9202 Lyneve Drive
Owner: Marshall Enterprises Inc.
Applicant: Williams Properties
Representative: Dinsmore & Shohl LLP
Jurisdiction: Louisville Metro
Council District: 25 - David Yates
Case Manager: Beth Jones, AICP, Planner II

9. [19CUP1026](#)

Request: Conditional Use Permit for a Private Institutional Use in a Single-Family Residential Zoning District
Project Name: Sacred Heart Renovation
Location: 3115 Lexington Road
Owner: Ursuline Society & Academy of Education
Applicant: Sacred Heart Schools
Representative: Land Design & Development Inc.
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1026_3115 Lexington Rd_BOZA Staff Rpt.pdf](#)
[19CUP1026_3115 Lexington Rd_PP.pdf](#)
[19CUP1026_3115 Lexington Rd_APO Mtg.pdf](#)

10. [18CUP1212](#)

Request: Conditional Use Permit for a short term rental of dwelling units not the primary residence of the host
Project Name: E. Washington Short Term Rental
Location: 936 E. Washington Street
Owner/Applicant: Uncle Karl Dyson LLC
Host: David Orange
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1212_936 E Washington_BR pics.pdf](#)
[18CUP1212_936 E Washington_APO Mtg.pdf](#)
[18CUP1212_936 E Washington_BOZA PP.pdf](#)
[18CUP1212_936 E Washington_BOZA Staff Rpt.pdf](#)

11. [18CUP1210](#)

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

Project Name: Turner Short Term Rental

Location: 1033 East Burnett Avenue

Owner: Turner Homes, LLC

Applicant: David Orange

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jon E. Crumby, Planning and Design Coordinator

Attachments: [18CUP1210 Power Point 042919.pdf](#)
[18CUP1210 Staff Report 042919.pdf](#)
[1033_Burnett_BedroomPhotos_18CUP1210.pdf](#)
[18CUP1210 Applicant Information.pdf](#)
[18CUP1210 Opposition Letter.pdf](#)

12. [18CUP1213](#)

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

Project Name: Thomas Short Term Rental

Location: 932 East Oak Street

Owner: Uncle Karl Dyson, LLC

Applicant: David Orange

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Jon E. Crumby, Planning and Design Coordinator

Attachments: [18CUP1213 Staff Report 042919.pdf](#)
[932 Oak Bedrooms 18CUP1213.pdf](#)
[18CUP1213 Applicant Information.pdf](#)
[18CUP1213 Power Point 042919.pdf](#)

13. [18CUP1172](#)

Request: **THIS CASE IS BEING CONTINUED TO 5/20/19**
Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the host

Project Name: Snyder Short Term Rental

Location: 2808 Yorkshire Boulevard

Owner/Applicant: David Snyder

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

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

Adjournment

