



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Tuesday, January 22, 2019

1:00 PM

Old Jail Courtroom

Call To Order

REMINDER: Monday, February 4, 2019 is the Board of Zoning Adjustment Annual Meeting

Approval Of Minutes

1. [BOZA Minutes 01.07.19](#)

Approval of the Minutes from the January 7, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 01.07.19.pdf](#)

Public Hearing

2. [18VARIANCE1086](#)

Request:	Variance to permit a structure to encroach into a required side yard
Project Name:	S. Shelby Variance
Location:	914 S. Shelby Street
Owner:	Robin VanAmburgh
Applicant:	NEP Construction
Jurisdiction:	Louisville Metro
Council District:	4 - Barbara Sexton Smith
Case Manager:	Beth Jones, AICP, Planner II

Attachments: [18VARIANCE1086_Site Plan.JPG](#)
[18VARIANCE1086_BOZA PP.pptx](#)
[18VARIANCE1086_BOZA Staff Rpt.pdf](#)
[18VARIANCE1086_Elevation.pdf](#)
[18VARIANCE1086_Justif.pdf](#)

3. [18VARIANCE1116](#)

Request: Variances for sign area and sign height on a designated parkway with associated waivers
Project Name: Papa John's Signage Variance
Location: 14041 Shelbyville Road
Owner/Applicant: Orbin & Judy Green
Representative: Derby City Signs
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Dante St. Germain, AICP, Planner II

Attachments: [18VARIANCE1116_18WAIVER1027_Staff Pres.ppt](#)
[18VARIANCE1116_18WAIVER1027_Staff Report_BOZA 012219.pdf](#)
[18VARIANCE1116_18WAIVER1027_applicant_justification.pdf](#)
[18VARIANCE1116_18WAIVER1027_elevations_site_plan.pdf](#)

4. [18VARIANCE1105](#)

Request: Variance to allow a proposed indoor soccer facility to encroach into the required front yard setback
Project Name: Klondike Lane Variance
Location: 3606 Klondike Lane
Owner: Alvarado Raul Magallanes
Applicant: Charles Podgursky
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Molly Clark, Associate Planner
Presented By: Lacey Gabbard, Planner I, AICP

Attachments: [18VARIANCE1105_building_renderings.pdf](#)
[18VARIANCE1105_justifications.pdf](#)
[18VARIANCE1105_3606_Klondike_Lane_BOZA_PP.pptx](#)
[18VARIANCE1105_PLAN_11-14-18.pdf](#)
[18VARIANCE1105_staff_report_BOZA_1152019.pdf](#)

5. [18VARIANCE1115](#)

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

Project Name: Grandview Avenue Variance

Location: 3937 Grandview Avenue

Owner/Applicant: William Rinehart

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1115_PLAN_12-14-18.pdf](#)
[18VARIANCE1115_Staff Report_BOZA 012219.pdf](#)
[18VARIANCE1115_ApplicantJustification.pdf](#)
[18VARIANCE1115_Staff Pres.ppt](#)

6. [18VARIANCE1120](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot, and a waiver to allow parking access from a primary street where alley access is available

Project Name: S. 3rd Street Variance

Location: 1118 S. 3rd Street

Owner: Sujatha S Reddy Revocable Trust

Applicant: Boz Lindgren

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1120_PLAN_12-21-18.pdf](#)
[18VARIANCE1120_ApplicantJustification.pdf](#)
[18VARIANCE1120_ELEVATIONS_12-21-18.pdf](#)
[18VARIANCE1120_Staff Pres.ppt](#)
[18VARIANCE1120_Staff Report_BOZA 012219.pdf](#)

7. [18VARIANCE1119](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot

Project Name: Woodbourne Avenue Variance

Location: 2212 Woodbourne Avenue

Owner: Bob and Barb Fincher

Applicant: Anne Del Prince

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1119_PLAN_12-20-2018.pdf](#)
[18VARIANCE1119_Staff_Report_BOZA_012219.pdf](#)
[18VARIANCE1119_ApplicantJustification.pdf](#)
[18VARIANCE1119_Staff_Pres.ppt](#)

8. [18VARIANCE1118](#)

Request: Variance to allow a structure to exceed the required front and street side yard setbacks

Project Name: Dixie Highway Variance

Location: 3620 Dixie Highway

Owner: ML Destiny Plaza LLC

Applicant: Brian Shirley, Arnold Consulting Engineering Services

Jurisdiction: City of Shively

Council District: 3 - Keisha Dorsey

Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1118_PLAN_12-20-18.pdf](#)
[18VARIANCE1118_Staff_Report_BOZA_012219.pdf](#)
[18VARIANCE1118_ApplicantJustification.pdf](#)
[18VARIANCE1118_ELEVATION_12-20-18.pdf](#)
[18VARIANCE1118_Staff_Pres.ppt](#)

9. [18CUP1113](#)

Request: Conditional Use Permit for Mini-Warehouse
Project Name: Bardstown Road Mini-Warehouse
Location: 4401 Bardstown Road
Owner: Salt River Investment LLC
Applicant: Sterling Development LLC
Representative: Dinsmore & Shohl LLP
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1113_1.22BOZA PP.pdf](#)
 [18CUP1113_APO Mtg.pdf](#)
 [18CUP1113_CUP Justif.pdf](#)
 [18CUP1113_DRC REVISED Plan 1.14.19.pdf](#)
 [18CUP1113_1.7 BOZA Staff Rpt.pdf](#)
 [18CUP1113_1.22 Addendum BOZA Staff Rpt.pdf](#)

10. [18CUP1128](#)

Request: Conditional Use Permit for short term rental of a dwelling unit
 not the primary residence of the host
Project Name: Winter Avenue Term Rental
Location: 1414 Winter Avenue
Owner: JSB LLC
Host/Applicant: David Orange
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1128_Bedrooms.pdf](#)
 [18CUP1128_BOZA PP.pdf](#)
 [18CUP1128_BOZA Staff Rpt.pdf](#)
 [18CUP1128_APO Mtg.pdf](#)

11. [18CUP1136](#)

Request: Conditional Use Permit for Boarding and Lodging Houses
Project Name: E. St. Catherine Lodging House
Location: 622 E. St. Catherine
Owner: Atlantic Real Estate Inc
Applicant: Mike Craft
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1136_BOZA Staff Rpt.pdf](#)
[18CUP1136_House rules.pdf](#)
[18CUP1136_PP.pdf](#)
[18CUP1136_APO Mtg.pdf](#)
[18CUP1136_Area Facilities.pdf](#)

12. [18CUP1144](#)

Request: Conditional Use Permit for short term rental of two dwelling units not the primary residence of the host
Project Name: E. Oak Short Term Rental
Location: 508 E. Oak Street
Owner/Applicant/Host: 502 Rentals LLC
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1144_BOZA PP.pdf](#)
[18CUP1144_BOZA Staff Rpt.pdf](#)
[18CUP1144_Interior Pics.pdf](#)
[18CUP1144_APO Mtg.pdf](#)

13. [18CUP1154](#)

Request: Conditional Use Permit for short term rental of a duplex not the primary residence of the host
Project Name: Dolt Short Term Rental
Location: 1132 and 1134 Cherokee Road
Owner: Dolt Capital, LLC
Applicant/Host: Jonathan Klunk
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [18CUP1154 Power Point_012219.ppt](#)
[18CUP1154 Site Plan.pdf](#)
[18CUP1154_012219_Staff Report.pdf](#)
[18CUP1154 Neighborhood Meeting COA.pdf](#)

14. [18CUP1161](#)

Request: Conditional Use Permit for a short term rental unit that is not the primary residence of the host in a R-5 District
Project Name: Short Term Rental
Location: 312 Chenoweth Lane
Owner: Louisville Home Buyers, LLC, Eric George
Applicant: Key Source Properties, Jonathan Klunk
Jurisdiction: Louisville Metro
Council District: 9-Bill Hollander
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1161 Staff Pres.ppt](#)
[18CUP1161_Staff Report_01.22.2019.pdf](#)

Business Session**15. [BOZA Bylaws](#)**

Request: Proposed By-law Amendments - for review
Case Manager: Chris French, AICP, Planning Supervisor

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

Adjournment