



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, August 7, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Other Business

1. [Votecast Training 06.01.2017](#)
Votecast system training with Brian Davis

Approval Of Minutes

2. [BOZA Minutes 07.24.17](#)
Approval of the Minutes from the July 24, 2017 Board of Zoning Adjustment meeting.
Attachments: [BOZA Minutes 07.24.17.pdf](#)

Business Session

3. [16DEVPLAN1012](#)
Request: Amended Category 3 Development Plan
Project Name: Southeast Christian Church - Chapel in the Woods
Location: 1407 Moser Rd.
Owner: Southeast Christian Church of Jefferson County
Applicant: John D. Campbell, Heritage Engineering, LLC
Representative: John D. Campbell, Heritage Engineering, LLC
Jurisdiction: Middletown
Council District: 19 - Julie Denton
Case Manager: Brian Mabry, Planning Supervisor
Attachments: [16DEVPLAN1012_SITEPLAN_7-24-17.PDF](#)
[16DEVPLAN1012_Staff_Report_080717.pdf](#)
[16DEVPLAN1012_SUPPLEMENTALINFO_7-24-17.PDF](#)
[16DEVPLAN1012_APPROVEDPLAN_04.18.16.PDF](#)

Public Hearing

4. [17APPEAL1002](#)

Request: Appeal of an Administrative Approval of a Short Term Rental
Project Name: Short Term Rental Appeal
Location: 2211 Longest Ave.
Owner: Jocelyn Gonzalez
Applicant: Maureen Bearden & Maureen McCall
Representative: N/A
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Brian Mabry, Planning Supervisor

This agenda item has been canceled and will not be rescheduled

5. [17VARIANCE1045](#)

Request: Variance to allow a fence in a Traditional form district to exceed 42 inches in height in the street side yard
Project Name: 1300 Cherokee Road Fence
Location: 1300 Cherokee Road
Owner: Nick & Kathy Ising
Applicant: Nick Ising
Representative: Nick Ising
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1045_Staff Pres.ppt](#)
[17VARIANCE1045_Staff Report_BOZA 080717.pdf](#)
[17VARIANCE1045_applicant_justification.pdf](#)
[17VARIANCE1045_site_plan_071317.pdf](#)
[17VARIANCE1045_citizen_letter.pdf](#)

6. [17DEVPLAN1110](#)

Request: Review of a Category 3 Development Plan for a proposed 38 +/- foot tall 29,700 sf. light industrial building with 145 parking spaces with two variances.

Project Name: Advanced Business Solutions

Location: 1829 Rear Payne Street and 115 Charlton Street

Owner: John T. Dougherty - Charlton Company Inc.

Applicant: Nikki Hamilton - RWSS Properties LLC.

Representative: Kathy Linares - Mindel, Scott, and Associates Inc.

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Ross Allen, Planner I

Attachments: [17DEVPLAN1110_PrelimApprvd_07192017.pdf](#)
[17DEVPLAN1110_Rendering_07102017.pdf](#)
[17DEVPLAN1110_Staff_Pres_08072016.ppt](#)
[17DEVPLAN1110_Variance_Justifications_07102017.pdf](#)
[17DEVPLAN1110Staff_Report_Template_Current_07202017.pdf](#)
[17DEVPLAN1110_Elevations_07192017.pdf](#)
[RE_17DEVPLAN1110_1829_Payne_Street.msg](#)

7. [17DEVPLAN1093](#)

Request: Variance to allow the front setback of a commercial development to exceed 80' in the neighborhood form district

Project Name: HOS Properties

Location: 8727 Old Bardstown Rd

Owner: HOS Properties, Inc.

Applicant: HOS Properties, Inc.

Representative: Ashley Bartley - QK4

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Jay Lockett, Planner I

Attachments: [17DEVPLAN1093_Plan.pdf](#)
[17DEVPLAN1093_Variance_Applicant_Justification.pdf](#)
[17DEVPLAN1093_BOZA_Staff_Pres.ppt](#)
[17DEVPLAN1093_BOZA_Staff_report_08-07-17.pdf](#)

8. [17VARIANCE1004](#)

Request: Variance to reduce the required rear yard from 50 feet to 30 feet

Project Name: 9903 Brownsboro Road

Location: 9903 Brownsboro Road

Owner: Commonwealth Bank & Trust Co

Applicant: Commonwealth Bank & Trust Co

Representative: Stites & Harbison, PLLC

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Joel Dock, Planner II

Attachments: [17VARIANCE1004_PLAN_071917.PDF](#)
[17VARIANCE1004_RENDERINGS.pdf](#)
[17VARIANCE1004_BOZA STAFF REPORT_080717.pdf](#)

9. [17VARIANCE1044](#)

Request: Variance to exceed the maximum setback along Dixie Highway

Project Name: Passport Health and Wellness Campus Phase I

Location: 1800, 1824, & 1912 W. Broadway

Owner: Newbridge Development LLC, Sotsky Family LP & Klein Real Properties

Applicant: University Healthcare Inc.

Representative: Sabak Wilson and Lingo, Inc.; Wyatt Tarrant and Combs PLLC.

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

Attachments: [17variance1044_Plan.pdf](#)
[17variance1044_Applicant Justification.pdf](#)
[17variance1044_BOZA Staff report_080717.pdf](#)

10. [17CUP1032](#)

Request: Conditional Use Permit to allow off-street parking in an R-5 zoning district

Project Name: Willis - Klein Parking Lot Expansion

Location: 284 Ridgeway Avenue

Owner: M. J. Klein, LLC

Applicant: M. J. Klein, LLC

Representative: William Bardenwerper

Jurisdiction: St. Matthews

Council District: 9 - Bill Hollander

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

Attachments: [17CUP1032_Relief from item c._080717.pdf](#)
[17CUP1032_Site Plan.pdf](#)
[17CUP1032_Statement of Compliance.pdf](#)
[17CUP1032_Letter of Opposition.pdf](#)
[17CUP1032_Neighborhood Meeting.pdf](#)
[17CUP1032_Powerpoint_080717.ppt](#)
[17CUP1032_Staff Report_080717.pdf](#)

Adjournment