



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Monday, May 7, 2018

1:00 PM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 04.30.18](#)

Approval of the Minutes from the April 30, 2018 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 04.30.18.pdf](#)

#### Public Hearing

2. [18VARIANCE1031](#)

Request: Variances for freestanding sign height and size and for two entrance walls to exceed the maximum height; waiver for changing image sign

Project Name: Derby City Gaming

Location: 4520 Poplar Level Road

Owner: Churchill Downs Incorporated

Applicant: Churchill Downs Incorporated

Representative: Mike Hill, Land Design & Development Inc.

Jurisdiction: Louisville Metro

Council District: 21-Vitlas Lanshima

Case Manager: Steve Hendrix, Planning Coordinator

**Attachments:** [Variance Justification.pdf](#)

[Waiver Justification.pdf](#)

[18VARIANCE1031\\_Staff Pres.ppt](#)

[18VARIANCE1031\\_Staff Report\\_BOZA\\_.pdf](#)

[Rendering.pdf](#)

**3. [18VARIANCE1034](#)**

Request: Variance to allow a fence in the street side yard setback to exceed 4 feet in height  
Project Name: 6647 Sylvania Road Fence  
Location: 6647 Sylvania Road  
Owner: Jesus Alverez  
Applicant: Jesus Alverez  
Jurisdiction: Louisville Metro  
Council District: 12 - Rick Blackwell  
Case Manager: Dante St. Germain, Planner I

**Attachments:** [18VARIANCE1034\\_Staff Pres.ppt](#)  
[18VARIANCE1034\\_Staff Report\\_BOZA 050718.pdf](#)  
[18VARIANCE1034\\_applicant\\_justification.pdf](#)  
[18VARIANCE1034\\_site\\_plan\\_040518.pdf](#)

**4. [18VARIANCE1035](#)**

Request: Variance to allow a structure to encroach into the required rear yard setback  
Project Name: Big Bar Expansion  
Location: 1202 Bardstown Road  
Owner: Chris Cook Holdings LLC  
Applicant: Kevin Bryan  
Jurisdiction: Louisville Metro  
Council District: 8 - Brandon Coan  
Case Manager: Dante St. Germain, Planner I

**Attachments:** [18VARIANCE1035\\_Staff Pres.ppt](#)  
[18VARIANCE1035\\_Staff Report\\_BOZA 050718.pdf](#)  
[18VARIANCE1035\\_applicant\\_justification.pdf](#)  
[18VARIANCE1035\\_elevation\\_1.pdf](#)  
[18VARIANCE1035\\_elevation\\_2.pdf](#)  
[18VARIANCE1035\\_elevation\\_3.pdf](#)  
[18VARIANCE1035\\_site\\_plan\\_040618.pdf](#)

**5. [18VARIANCE1012](#)**

Request: Variance from the required side yard setback and the total side yard setback

Project Name: 224 Norbourne Boulevard

Location: 224 Norbourne Boulevard

Owner: Ladonna and Donald Goodman

Applicant: Patton Construction

Representative: Steve Porter

Jurisdiction: City of St. Matthews

Council District: 26 - Brent Ackerson

Case Manager: Beth Jones, AICP, Planner II I

**Attachments:** [18VARIANCE1012\\_BOZA PP.pptx](#)  
[18VARIANCE1012\\_BOZA Staff Rpt.pdf](#)  
[18VARIANCE1012\\_Appp Justif.pdf](#)

**6. [17CUP1035](#)**

Request: Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district

Project Name: Hooked on Frankfort

Location: 3202 Frankfort Avenue

Owner: Sonyajean, Inc.

Applicant: EC Design

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1035\\_Appl Justif.pdf](#)  
[17CUP1035\\_BOZA Staff Rpt.pdf](#)  
[17CUP1035\\_PP.ppt](#)  
[17CUP1035\\_Rendering.pdf](#)  
[17CUP1035\\_APO Mtg.pdf](#)

7. [18CUP1010](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host in an R-6 zoning district

Project Name: Short Term Rental

Location: 1218 Lexington Road

Owner: Good Measure Homes LLC

Applicant: Michael Stevens

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1010\\_BOZA PP.ppt](#)  
[18CUP1010\\_BOZA Staff Rpt.pdf](#)  
[18CUP1010\\_APO Mtg Notes.pdf](#)

8. [18CUP1030](#)

Request: Modified Conditional Use Permit to allow a daycare center to operate in an R-6 zoning district

Project Name: Modified Conditional Use Permit

Location: 1933 W. Madison Street

Owner: Love & Prayer Childcare LLC

Applicant: Love & Prayer Childcare LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1030\\_BOZA Staff Rpt.pdf](#)  
[18CUP1030\\_PP.ppt](#)  
[18CUP1024\\_App Justif.pdf](#)

**9.**     [17CUP1114](#)

Request:                               Modified Conditional Use Permit for Cemeteries and Mausoleums, variance of the required fence height and waiver to permit a wall within the required LBA

Project Name:                       1600 and 1740 Newburg Road

Location:                            1600 and 1740 Newburg Road

Owner:                               Roman Catholic Bishop of Louisville

Applicant:                          Catholic Cemeteries

Representative:                  Bardenwerper Talbott & Roberts PLLC

Jurisdiction:                       Louisville Metro

Council District:                  8 - Brandon Coan, 10 - Pat Mulvihill

Case Manager:                      Beth Jones, AICP, Planner II

**Attachments:**     [17CUP1114\\_BOZA Staff Rpt.pdf](#)  
                          [17CUP1114\\_Detail.png](#)  
                          [17CUP1114\\_Final Plan 4.23.18.ashx.pdf](#)  
                          [17CUP1114\\_PP.ppt](#)  
                          [17CUP1114\\_APO Mtg.pdf](#)  
                          [17CUP1114\\_Appl Justif.pdf](#)

**10.**    [18CUP1024](#)

Request:                               Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host in an R-6 zoning district

Project Name:                       Short Term Rental

Location:                            1000 Caldwell Street

Owner:                               Nicholas Peskoe

Applicant:                          David Orange

Jurisdiction:                       Louisville Metro

Council District:                  4 - Barbara Sexton Smith

Case Manager:                      Beth Jones, AICP, Planner II

**Attachments:**     [18CUP1024\\_BOZA PP.ppt](#)  
                          [18CUP1024\\_BOZA Staff Rpt.pdf](#)  
                          [18CUP1024\\_APO Mtg.pdf](#)

**11.** [17CUP1069](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD  
Project Name: Short Term Rental  
Location: 1474 S. 1st Street  
Owner: Nicholas Peskoe  
Applicant: Sieglindi Kinne  
Jurisdiction: Louisville Metro  
Council District: 6 - David James  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1069\\_BOZA PP.ppt](#)  
[17CUP1069\\_BOZA staff rpt.pdf](#)  
[17CUP1069\\_APO Notes.pdf](#)

**12.** [18CUP1043](#)

Request: Modified Conditional Use Permit for Masonic Homes  
Project Name: Sam Swope Care Center  
Location: 240 Masonic Home Drive  
Owner: Masonic Homes of KY, Inc.  
Applicant: Masonic Homes of KY, Inc.  
Representative: Dinsmore & Shohl, LLP - Clifford Ashburner  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Joel Dock, Planner II

**Attachments:** [18CUP1043\\_APPLICATION CUP JUSTIFICATION.pdf](#)  
[18CUP1043\\_BOZA STAFF REPORT.pdf](#)  
[18DEVPLAN1058\\_PLAN\\_042418.PDF](#)  
[18CUP1043\\_APPLICATION VARIANCE JUSTIFICATION.pdf](#)

**13.** [18CUP1017](#)

Request: Conditional Use Permit to allow a private institutional use in an R-R zoning district

Project Name: The Potter's Wheel Spiritual Retreat House

Location: 4401 Potts Road

Owner: The Potter's Wheel

Applicant: Joe Donaldson

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

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

**Attachments:** [18CUP1017\\_Neighborhood Meeting.pdf](#)  
[18CUP1017 Powerpoint 050718.ppt](#)  
[18CUP1017\\_Site Plan.pdf](#)  
[18CUP1017 Staff Report 050718 .pdf](#)  
[18CUP1017\\_Elevations.pdf](#)  
[18CUP1017 Floor Plan.pdf](#)  
[18CUP1017 letter of Explanation.pdf](#)

**Adjournment**