



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, November 4, 2019

1:00 PM

Old Jail Auditorium

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 10.28.19](#)

Approval of the Minutes from the October 28, 2019 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 10.28.19 Special.pdf](#)

#### Business Session

2. [2020 BOZA Meeting Schedule](#)

Approval of the 2020 Board of Zoning Adjustment meeting schedule

**Attachments:** [Potential 2020 Public Meeting Dates.pdf](#)

#### Public Hearing

3. [19-VARIANCE-0044](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of a lot

Project Name: Stevens Avenue Variance

Location: 1645 Stevens Avenue

Owner: Jackie Green

Applicant: Scott McGalliard

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-VARIANCE-0044\\_Staff Pres.ppt](#)

[19-VARIANCE-0044\\_Staff Report\\_BOZA 110419.pdf](#)

[19-VARIANCE-0044\\_ApplicantJustification.pdf](#)

[19-VARIANCE-0044\\_Plan.pdf](#)

**4. [19-VARIANCE-0057](#)**

Request: Variance to allow a fence in the front and street side yards to exceed 42 inches in height  
Project Name: Douglass Boulevard Variance  
Location: 2100 Douglass Boulevard  
Owner/Applicant: Cara & James Baribeau  
Jurisdiction: Louisville Metro  
Council District: 8 - Brandon Coan  
Case Manager: Zach Schwager, Planner I

**Attachments:** [19-VARIANCE-0057\\_Staff Report\\_BOZA 110419.pdf](#)  
[DorothyAvenueFence.JPG](#)  
[19-VARIANCE-0057\\_ApplicantJustification.pdf](#)  
[19-VARIANCE-0057\\_FenceMaterialsDesign.pdf](#)  
[19-VARIANCE-0057\\_OppositionEmails.pdf](#)  
[19-VARIANCE-0057\\_Plan.pdf](#)  
[19-VARIANCE-0057\\_PublicWorksEmail.pdf](#)  
[19-VARIANCE-0057\\_Staff Pres.ppt](#)

**5. [19-MVARIANCE-0002](#)**

Request: Variance to allow parking to encroach into the front and rear yards  
Project Name: Kenlie Place  
Location: 4229 Taylorsville Rd  
Owner: Steve H. Scott, 4229 SMS, LLC  
Representative: Steve H. Scott, 4229 SMS, LLC  
Jurisdiction: Louisville Metro  
Council District: 18 - Marilyn Parker  
Case Manager: Lacey Gabbard, AICP, Planner I

**Attachments:** [19-DDP-0040\\_Plan\\_091619.pdf](#)  
[19-MVARIANCE-0002\\_BOZA Staff Report\\_102319.pdf](#)  
[19-MVARIANCE-0002\\_Staff Pres.ppt](#)  
[18ZONE1068\\_approved plan.pdf](#)

**6. [19-CUP-0118](#)**

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

Project Name: Concord Drive Short Term Rental

Location: 2501 Concord Drive

Owner/Applicant: Wayne M. Adams Jr.

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [19-CUP-0118.ppt](#)  
[19-CUP-0118staff report .pdf](#)

**7. [19-CUP-0128](#)**

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

Project Name: Zinno Short Term Rental

Location: 1844 Shady Lane

Owner: Donald Zinno

Representative: Chill House, LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

**Attachments:** [19-CUP-0128 Letters of Opposition.pdf](#)  
[19-CUP-0128 Power Point 110419.ppt](#)  
[19-CUP-0128 Staff Report 110419.pdf](#)  
[19-CUP-0128 Applicant Information.pdf](#)

**8. [19-CUP-0130](#)**

Request: Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the owner/host

Project Name: Ellison Avenue Short Term Rental

Location: 1337 Ellison Avenue

Owner/Applicant: Nathaniel & Kimberly Blair - Blair Capital, LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0130\\_Staff Pres.ppt](#)  
[19-CUP-0130\\_Staff Report\\_BOZA 110419.pdf](#)  
[19-CUP-0130\\_BedroomPhotos.pdf](#)  
[19-CUP-0130\\_LetterofExplanation.pdf](#)  
[19-CUP-0130\\_NeighborhoodMeetingInfo.pdf](#)  
[19-CUP-0130\\_OppositionEmail.pdf](#)

**9. [19-CUP-0136](#)**

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

Project Name: Rogers Street Short Term Rental

Location: 1211 Rogers Street

Owner/Applicant: Brent Wesley

Jurisdiction: Louisville Metro

Council District: 4-Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [19-CUP-0136staff report .pdf](#)  
[19-CUP-0136 .ppt](#)

**10. [19-CUP-0138](#)**

Request: Conditional Use Permit for a short term rental of a dwelling unit that is the primary residence of the owner/host

Project Name: Brook Street Short Term Rental

Location: 1404 South Brook Street

Owner/Applicant: Amy King

Jurisdiction: Louisville Metro

Council District: 6-David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [19-CUP-0138staff report .pdf](#)  
[19-CUP-0138.ppt](#)

**11.** [19-CUP-0140](#)

Request: Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the owner/host

Project Name: Alta Avenue Short Term Rental

Location: 2157 Alta Avenue

Owner/Applicant: Penny Saeedi

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0140\\_OppositionEmail.pdf](#)  
[19-CUP-0140\\_Staff Pres.ppt](#)  
[19-CUP-0140\\_Staff Report\\_BOZA 110419.pdf](#)  
[19-CUP-0140\\_600ftJustification.pdf](#)  
[19-CUP-0140\\_BedroomPhotos.pdf](#)  
[19-CUP-0140\\_LetterofExplanation.pdf](#)  
[19-CUP-0140\\_NeighborhoodMeetingInfo.pdf](#)

**12.** [19-CUP-0141](#)

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

Project Name: Schweitzer Short Term Rental

Location: 1849 Yale Drive

Owner: Nicholas Schweitzer

Representative: Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

**Attachments:** [19-CUP-0141\\_Applicant Information.pdf](#)  
[19-CUP-0141\\_Opposition Letters.pdf](#)  
[19-CUP-0141\\_Power Point\\_110419.ppt](#)  
[19-CUP-0141\\_Staff Report\\_110419.pdf](#)

**13.** [19-CUP-0142](#)

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

Project Name: King Short Term Rental

Location: 120 West Ashland Avenue

Owner: Dustin King

Representative: Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

**Attachments:** [19-CUP-0142\\_Applicant Information.pdf](#)  
[19-CUP-0142 Power Point 110419.ppt](#)  
[19-CUP-0142\\_Staff Report\\_110419.pdf](#)

**14.** [19-CUP-1131](#)

Request: Modified Conditional Use Permit, Category 3 review, variance, and sidewalk waiver to allow an expansion of the existing use

Project Name: Nazareth Home Campus expansion

Location: 2002 - 2118 Payne Street

Owner/Applicant: Nazareth Home, Inc.

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

**Attachments:** [19CUP1131\\_Site Plan.pdf](#)  
[19CUP1131\\_Staff Report\\_110419.pdf](#)  
[19CUP1131\\_Applicant Information.pdf](#)  
[19CUP1131 Power Point 110419.ppt](#)

**15. [19-CUP-0159](#)**

Request: Conditional use permit for a private institutional use  
Project Name: St. Agnes Catholic School  
Location: 1800 Newburg Road  
Owner: Roman Catholic Bishop of Louisville  
Applicant: Karl Lentz - LJB Inc.  
Jurisdiction: Louisville Metro  
Council District: 8 and 10 - Brandon Coan and Pat Mulvihill  
Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0159 Staff Pres.ppt](#)  
[19-CUP-0159 Staff Report BOZA 110419.pdf](#)  
[19-WAIVER-0059 ApplicantJustification.pdf](#)  
[19-CUP\\_0159 NeighborhoodMeetingInfo.pdf](#)  
[19-CUP-0159 LetterofExplanation.pdf](#)  
[19-CUP-0159 Plan.pdf](#)

**16. [19CUP1037](#)**

Request: Conditional Use Permit for outdoor alcohol sales/consumption and indoor live entertainment for a restaurant in a C-1 District  
Project Name: Oskar's Slider Bar  
Location: 3799 Poplar Level Road  
Owner: Fred Dolt  
Applicants: Solheim Huot Inc., by Elizabeth and Jesse Huot  
Jurisdiction: Louisville Metro  
Council District: 10-Pat Mulvihill  
Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [19-CUP-1037.ppt](#)  
[19CUP1037\\_BOZA Staff Rpt.pdf](#)

**17. [19-CUP-0204](#)**

Request: Conditional Use Permit for a private institutional use  
Project Name: Farmdale Church of the Nazarene Addition  
Location: 6501 Vandre Avenue  
Owner/Applicant: Farmdale Church of the Nazarene/Lindsey Stoughton  
Jurisdiction: Louisville Metro  
Council District: 23 - James Peden  
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

**Attachments:** [19-CUP-0204 Staff Report\\_110419.pdf](#)  
[19-CUP-0204 Applicant Information.pdf](#)

**Adjournment**