



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, June 5, 2023

1:00 PM

Old Jail Courtroom

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 05.15.23](#)

Approval of the minutes of the May 15, 2023 Board of Zoning Adjustment meeting.

Public Hearing

2. [22-VARIANCE-0090](#)

Request:	Variance for a fence to exceed the maximum height of 4' in the street side yards and be 6' in height
Project Name:	7708 Whitfield Drive
Location:	7708 Whitfield Drive
Owner:	Lianet Reinoso
Representative:	Lianet Reinoso
Jurisdiction:	Louisville Metro
Council District:	26 - Brent Ackerson
Case Manager:	Joel Dock, AICP, Planning Coordinator

3. [22-VARIANCE-0163](#)

Request: Variances to encroach into front and street-side yards
Project Name: Heartland Dental
Location: 100 Marshall Dr
Owner: TT of B Louisville, Inc.
Applicant: Heartland Dental
Jurisdiction: Louisville Metro
Council District: 9 - Andrew Owen
Case Manager: Jay Lockett, AICP, Planner II

4. [22-VARIANCE-0170](#)

Request: Variances to allow a structure to encroach into the front yard setback.
Project Name: Blue Wing Drive Carport
Location: 7502 Blue Wing Drive
Owner: Kimberly & Steven Brock
Applicant: Kimberly Brock
Jurisdiction: Louisville Metro
Council District: 12 - Rick Blackwell
Case Manager: Heather Pollock, Planner I

5. [23-VARIANCE-0022](#)

Request: A variance to reduce the rear yard setback from 25 feet to 15 feet for the construction of three townhomes
Project Name: 6024 Shean Court Variance
Location: 6024 Shean Court
Owner: Shean Court, LLC
Applicant: Shean Court, LLC
Representative: Chris Crumpton
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: John Michael Lawler, Planner I

6. [23-VARIANCE-0041](#)

Request: A variance to allow a structure to encroach into the required side yard and rear yard setbacks.

Project Name: Macon Avenue Variance

Location: 530 Macon Avenue

Owner: Joanie Samuel

Applicant: William Feather

Jurisdiction: Louisville Metro

Council District: 9-Andrew Owen

Case Manager: Amy Brooks, Planner I

7. [23-VARIANCE-0045](#)

Request: A variance to allow an accessory structure to encroach into required rear yard setback and a variance to allow a private yard area to be less than the required 20% of the area of the lot

Project Name: Bassett Avenue Variance

Location: 1229 Basset Avenue

Owner: Jennifer and Brad Geier

Applicant: Jennifer and Brad Geier

Jurisdiction: Louisville Metro

Council District: 8-Benjamin Reno-Weber

Case Manager: Amy Brooks, Planner I

8. [23-VARIANCE-0072](#)

Request: Variance to allow a primary structure to exceed the maximum infill front yard setback.

Project Name: East Jefferson Street Variance

Location: 1010 E. Jefferson Street

Owner: Kyle Roshberg

Applicant: Matt Eldridge

Jurisdiction: Louisville Metro

Council District: 4-Jecorey Arthur

Case Manager: Amy Brooks, Planner I

9. [23-NONCONFORM-0004](#)

Request: Nonconforming Rights Application for a Storage Facility
Project Name: Auto Repair Nonconforming rights
Location: 2498 Ralph Avenue
Owner: Jericho Cook
Applicant: Jericho Cook
Jurisdiction: City of Shively
Council District: 3 - Kumar Rashad
Presenter: Christopher French, AICP, Planning Supervisor
Case Manager: Ian Sexton, Associate Planner

10. [23-NONCONFORM-0007](#)

Request: Nonconforming Rights for a packaged liquor store (no on-site alcohol consumption allowed).
Project Name: Nonconforming rights
Location: 1442 S 22nd Street
Owner: Alem Tella & Asfash Zemariam
Applicant: Daniel Hailemariam
Jurisdiction: Louisville Metro
Council District: Phillip Baker - District 6
Presenter Christopher French, AICP, Planning Supervisor
Case Manager: Mark Pinto, Associate Planner

11. [23-CUP-0030](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: New Main Street Short Term Rental
Location: 2106 New Main Street
Owner/Applicant: Jonathan Gonzales
Jurisdiction: Louisville Metro
Council District: 9 -Andrew Owen
Case Manager: Heather Pollock, Planner I

12. [23-CUP-0048](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
(APPLICATION WITHDRAWN)

Project Name: Weisser Ave Short Term Rental
Location: 137 Weisser Avenue
Owner: Cassidy Cook
Representative: Cassidy Cook
Jurisdiction: Louisville Metro
Council District: 9- Andrew Owen
Case Manager: Amy Brooks, Planner I

13. [23-CUP-0049](#)

Request: Conditional Use Permit for a Private Institutional Use

Project Name: Evangel World Prayer Expansion
Location: 6900 Billtown Road
Owner: Evangel World Prayer Center of Kentucky
Representative: Land Development and Design, INC
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Molly Clark, Planner II

14. [23-CUP-0065](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host

Project Name: Rammers Avenue Short Term Rental
Location: 1229 Rammers Avenue
Owner: Olga Vegvary
Representative: Olga Vegvary
Jurisdiction: Louisville Metro
Council District: 6-Phillip Baker
Case Manager: Amy Brooks, Planner I

15. [23-CUP-0070](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host

Project Name: Euclid Avenue Short Term Rental

Location: 1050 Euclid Avenue

Owner: Kimberly and Wesley Greathouse

Representative: Kimberly and Wesley Greathouse

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

16. [23-CUP-0096](#)

Request: **TO BE CONTINUED TO JUNE 26, 2023 BOZA MEETING** - Conditional Use Permit for an accessory dwelling unit in R-5 single family zoning district.

Project Name: N. Crestmoor Accessory Dwelling Unit

Location: 100 N. Crestmoor Avenue

Owner: Lauren Riney & Michael Frank

Applicant: Michael Frank

Jurisdiction: Louisville Metro

Council District: 9 -Andrew Owen

Case Manager: Heather Pollock, Planner I

17. [22-APPEAL-0014](#)

Request: Appeal of an administrative decision regarding nonconforming rights.

Project Name: Atterberry Court Appeal

Location: 4607 Atterberry Court

Owner: Prospect Construction, LLC

Appellant: Tom Sanders

Representative: Bardenwerper, Talbot & Roberts, PLLC

Jurisdiction: City of Shively

Council District: 3 - Kumar Rashad

Case Manager: Chris French, AICP, Planning Supervisor

Adjournment