



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Tuesday, January 9, 2018

1:00 PM

Old Jail Courtroom

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 12.18.17](#)

Approval of the Minutes from the December 18, 2017 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 12.18.17.pdf](#)

#### Public Hearing

2. [17VARIANCE1071](#)

Request: Variance to allow a private yard area to be less than 20% of the area of a lot and variance to allow a structure to encroach into the required front yard setback

Project Name: 800 Ash Street Residence

Location: 800 Ash Street

Owner: Michael & Elizabeth Revels

Applicant: Deon Wells

Representative: Deon Wells

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1071\\_elevations.pdf](#)

[17VARIANCE1071\\_site\\_plan\\_120517.pdf](#)

[17VARIANCE1071\\_applicant\\_justification.pdf](#)

[17VARIANCE1071\\_Staff\\_Pres.ppt](#)

[17VARIANCE1071\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)

**3. [17VARIANCE1102](#)**

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

Project Name: 1341 S Shelby Street Residence

Location: 1341 S Shelby Street

Owner: Equity Trust Company Custodian FBO

Applicant: Clarisa de Luna-Villaflor

Representative: Clarisa de Luna-Villaflor

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1102\\_site\\_plan\\_121417.pdf](#)  
[17VARIANCE1102\\_applicant\\_justification.pdf](#)  
[17VARIANCE1102\\_elevations.pdf](#)  
[17VARIANCE1102\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1102\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)

**4. [17VARIANCE1088](#)**

Request: Variance to allow an accessory structure to encroach into the required minimum rear yard setback

Project Name: 2214 Boulevard Napoleon Garage

Location: 2214 Boulevard Napoleon

Owner: Anne & Dan MacLean

Applicant: Anne Del Prince

Representative: Anne Del Prince

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1088\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1088\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)  
[17VARIANCE1088\\_applicant\\_justification.pdf](#)  
[17VARIANCE1088\\_elevations.pdf](#)  
[17VARIANCE1088\\_site\\_plan\\_112717.pdf](#)

**5. [17VARIANCE1096](#)**

Request: Variance to allow a fence in the front yard setback to exceed 48 inches in height on double-frontage lots

Project Name: Hartwick Village Place Fence

Location: 4201, 4203, 4205, 4207, 4209 & 4211 Hartwick Village Place

Owner: Various

Applicant: Carolyn Canfield-Smith

Representative: Carolyn Canfield-Smith

Jurisdiction: Louisville Metro

Council District: 17 - Glen Stuckel

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1096\\_applicant\\_justification.pdf](#)  
[17VARIANCE1096\\_elevation.pdf](#)  
[17VARIANCE1096\\_site\\_plan\\_120417.pdf](#)  
[17VARIANCE1096\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1096\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)

**6. [17VARIANCE1099](#)**

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

Project Name: 940 Ellison Avenue Addition

Location: 940 Ellison Avenue

Owner: Welch & Morley LLC

Applicant: James K Morley

Representative: James K Morley

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1099\\_site\\_plan\\_120917.pdf](#)  
[17VARIANCE1099\\_applicant\\_justification.pdf](#)  
[17VARIANCE1099\\_elevations.pdf](#)  
[17VARIANCE1099\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1099\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)

**7. [17VARIANCE1095](#)**

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

Project Name: 401 Jarvis Lane Garage and Terrace

Location: 401 Jarvis Lane

Owner: Nancy Murray

Applicant: Patrick Wissing

Representative: Patrick Wissing

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1095\\_site\\_plan\\_112717.pdf](#)  
[17VARIANCE1095\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)  
[17VARIANCE1095\\_applicant\\_justification.pdf](#)  
[17VARIANCE1095\\_elevations.pdf](#)  
[17VARIANCE1095\\_Staff\\_Pres.ppt](#)

**8. [17VARIANCE1097](#)**

Request: Modification of a variance to allow a door to be constructed in an existing garage facing Moyle Hill Road

Project Name: 2195 Millvale Road Garage Door

Location: 2195 Millvale Road

Owner: Michael McMahan

Applicant: Michael McMahan

Representative: Michael McMahan

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1097\\_site\\_plan\\_120417.pdf](#)  
[17VARIANCE1097\\_Staff\\_Report\\_BOZA\\_010918.pdf](#)  
[17VARIANCE1097\\_elevation.pdf](#)  
[17VARIANCE1097\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1097\\_applicant\\_justification.pdf](#)

**9.**     [17CUP1005](#)

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

Project Name:                        Colonial Gardens

Location:                             818 West Kenwood Drive

Owner:                                Underhill Associates

Applicant:                            Underhill Associates

Representative:                    Jeff Rawlings

Jurisdiction:                        Louisville Metro

Council District:                    21 - Vitalis Lanshima

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

**Attachments:**     [17CUP1005\\_Traffic Study.pdf](#)  
                          [17CUP1005\\_Variance Justification.pdf](#)  
                          [17CUP1005\\_Waiver Justification.pdf](#)  
                          [17CUP1005\\_Elevations.pdf](#)  
                          [17CUP1005\\_neighborhood Meeting.pdf](#)  
                          [17CUP1005\\_Site Plan.pdf](#)  
                          [17CUP1005\\_Powerpoint\\_072417.ppt](#)  
                          [17CUP1005\\_Staff Report\\_010918.pdf](#)

**10.**     [17CUP1061](#)

Request:                               Conditional Use Permit and landscape waivers to allow off-street parking in an R-4 zoning district

Project Name:                        Christi's

Location:                             12500 Dixie Highway

Owner:                                1812 Neville, LLC

Applicant:                            1812 Neville, LLC

Representative:                    Derek Triplett

Jurisdiction:                        Louisville Metro

Council District:                    14 - Cindi Fowler

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

**Attachments:**     [17CUP1061\\_Waiver Justification.pdf](#)  
                          [17CUP1061\\_Neighborhood Meeting.pdf](#)  
                          [17CUP1061\\_Relief from item C..pdf](#)  
                          [17CUP1061\\_Powerpoint\\_072417.ppt](#)  
                          [17CUP1061\\_Site Plan.pdf](#)  
                          [17CUP1061\\_Staff Report\\_010918.pdf](#)  
                          [17DEVPLAN1178\\_2Elevations.pdf](#)  
                          [17DEVPLAN1178\\_Elevations.pdf](#)

**11.** [17CUP1093](#)

Request: Conditional Use Permit to allow a short term rental of a multi-family condominium that is the primary residence of the host in an R-7 zone

Project Name: Short-Term Rental

Location: 1038 Brent Street

Owner: Glenn Vicary

Applicant: Glenn Vicary

Representative: Glenn Vicary

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1093\\_103 Brent\\_Nhood Mtg.msg](#)  
[17CUP1093\\_1038 Brent\\_BOZA PP.ppt](#)  
[17CUP1093\\_1038 Brent\\_BOZA Staff Rpt.pdf](#)  
[Master-Deed-and-First-Amendment.pdf](#)  
[Rules-and-Regulations-12-14-16.pdf](#)  
[Brent Park Condos Meeting Minutes Sept 6th.pdf](#)  
[By-Laws.pdf](#)

**12.** [17CUP1085](#)

Request: Conditional Use Permit to allow off-street parking area within an R-4 zoning district and associated waivers, variance and reliefs

Project Name: 4141 Bardstown Road

Location: 4141 Bardstown Road

Owner: 4141 Bardstown Road LLC

Applicant: 4141 Bardstown Road LLC

Representative: Bluestone Engineers PLLC

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1085\\_4141 Bardstown Rd\\_APO Mtg.pdf](#)  
[17CUP1085\\_4141 Bardstown Rd\\_App Justif.pdf](#)  
[17CUP1085\\_4141 Bardstown Rd\\_Plan 12.18.17.pdf](#)  
[17CUP1085\\_4141 Bardstown Rd\\_BOZA PP.ppt](#)  
[17CUP1085\\_4141 Bardstown Rd\\_BOZASTaff Rpt.pdf](#)

**Adjournment**