



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, May 20, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 05.06.19](#)

Approval of the Minutes from the May 6, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 05.06.19.pdf](#)

Business Session

2. [19CUP1073](#)

Request: Modified conditional use permit
Project Name: Norton Cancer Institute
Location: 4955 Norton Healthcare Blvd
Owner: Norton Hospitals, Inc.; McMahan Holdings, LLC
Applicant: Norton Hospitals, Inc.
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Joel P. Dock, AICP, Planner II

Attachments: [19CUP1073_PRIOR APPROVED PLAN 16DEVPLAN1132.PDF](#)
[19CUP1073_BOZA STAFF REPORT.pdf](#)
[19CUP1073_PLAN.PDF](#)

3. [19CUP1097](#)

Request: Modified Conditional Use Permit to allow the applicant more than 60 days to register with Develop Louisville.
Project Name: McMichael Short Term Rental
Location: 110 West Ormsby Avenue
Owner/Applicant: Jeff and Ann McMichael
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19CUP1097_Staff Report_052019.pdf](#)
[19CUP1097_Applicant Info_Minutes.pdf](#)

Public Hearing

4. [19VARIANCE1017](#)

Request: Variance to allow a structure to exceed the required front yard setback and associated waivers to allow parking to be located in front of the building and to allow less than the required interior landscape area

Project Name: Preston Highway Variance
Location: 3008 & 3010 Preston Highway
Owner: Winlo LLC
Representative: Mike Hill - Land Design & Development, Inc.
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1017_Staff Pres.ppt](#)
[19VARIANCE1017_Staff Report_BOZA 042919.pdf](#)
[19VARIANCE1017_ApplicantJustifications.pdf](#)
[19VARIANCE1017_Elevations.pdf](#)
[19VARIANCE1017_PLAN.pdf](#)

5. [18CUP1172](#)

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

Project Name: Snyder Short Term Rental
Location: 2808 Yorkshire Boulevard
Owner/Applicant: David Snyder
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [18CUP1172_Power Point_052019.pdf](#)
[18CUP1172_Staff Report_052019.pdf](#)
[18CUP1172_Applicant Information.pdf](#)
[18CUP1172_Interior Pics.pdf](#)

6. [19VARIANCE1040](#)

Request: Variances for setback
Project Name: Hurstbourne Town Center
Location: 101 Whittington Parkway
Owner: Viking Partners Hurstbourne
Applicant: Viking Partners Hurstbourne
Jurisdiction: Louisville Metro
Council District: 18 - Marilyn Parker
Case Manager: Joel P. Dock, AICP, Planner II

Attachments: [19VARIANCE1040_BOZA STAFF REPORT.pdf](#)
[19VARIANCE1040_ELEVATIONS.pdf](#)
[19VARIANCE1040_PLAN.PDF](#)
[19VARIANCE1040_17DEVPLAN1127_APPROVED PLAN.PDF](#)

7. [19VARIANCE1026](#)

Request: Variance to allow a proposed signature entrance sign to exceed the maximum allowable sign area
Project Name: Curry Farms Sign Variance
Location: 2301 Curry Farms Dr
Owner/Applicant: Perfection Signature Builders
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19VARIANCE1026_Applicant Justification.pdf](#)
[19VARIANCE1026_BOZA staff report.pdf](#)
[19VARIANCE1026_Sign Proposal.pdf](#)

8. [19VARIANCE1029](#)

Request: Variance to allow a proposed addition to encroach into the required rear yard setback
Project Name: Bardstown Road Variance
Location: 1200 Bardstown Road
Owner/Applicant: Kevin Bryan - Bigger Is Better, LLC
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1029_Staff Pres.ppt](#)
[19VARIANCE1029_Staff Report_BOZA 052019.pdf](#)
[19VARIANCE1029_ApplicantJustification.pdf](#)
[19VARIANCE1029_ELEVATIONS.pdf](#)
[19VARIANCE1029_ELEVATIONS2.pdf](#)
[19VARIANCE1029_PLAN.pdf](#)

9. [19VARIANCE1030](#)

Request: Variance to allow an existing sign to exceed the allowable height and area in the Suburban Marketplace Corridor form district

Project Name: Dixie Highway Variances

Location: 5138 Dixie Highway

Owner: Dixie PF Real Estate LLC

Applicant: Lester Lemasters - Commonwealth Sign Co.

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1030_SitePlan.pdf](#)
[19VARIANCE1030_Staff Pres.ppt](#)
[19VARIANCE1030_Staff Report_BOZA 052019.pdf](#)
[19VARIANCE1030_ApplicantJustification.pdf](#)
[19VARIANCE1030_Elevation.pdf](#)

10. [19VARIANCE1032](#)

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

Project Name: Peterson Avenue Variance

Location: 122 S. Peterson Avenue

Owner/Applicant: Tim Allen

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1032_Staff Pres.ppt](#)
[19VARIANCE1032_Staff Report_BOZA 052019.pdf](#)
[19VARIANCE1032_ApplicantJustification.pdf](#)
[19VARIANCE1032_Elevations.pdf](#)
[19VARIANCE1032_SitePlan.pdf](#)

11. [19VARIANCE1031](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot

Project Name: Bonnycastle Avenue Variance

Location: 2014 Bonnycastle Avenue

Owner/Applicant: Glen & Christy Nash

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1031_Staff Pres.ppt](#)
[19VARIANCE1031_Staff Report_BOZA 052019.pdf](#)
[19VARIANCE1031_ApplicantJustification.pdf](#)
[19VARIANCE1031_Elevations.pdf](#)
[19VARIANCE1031_PLAN.pdf](#)

12. [19NONCONFORM1012](#)

Request: Change in nonconforming use

Project Name: Bonnycastle Avenue Change in Nonconformance

Location: 2014 Bonnycastle Avenue

Owners/Applicants: Glenn and Christy Nash

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Chris French, AICP, Planning and Design Supervisor

Attachments: [19NONCONFORM1012_2014_Bonnycastle_Ave BOZA Presentation.ppt](#)
[19NONCONFORM1012_APPLICATION_4-1-19.PDF](#)
[Staff_Report_19NONCONFORM1012_2014_BonnycastleAve.pdf](#)

13. [17CUP1078](#)

Request: **THIS CASE HAS BEEN WITHDRAWN**
Conditional Use Permit for Transitional Housing

Project Name: Spirit House

Location: 3935 Bank Street

Owner/Applicant: Carolyn Berkley

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Beth Jones, AICP, Planner II

14. [18CUP1199](#)

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

Project Name: Short Term Rental

Location: 900 Texas Avenue

Owner: Katy Ashford, LLC by Eric Carrico, Manager

Applicant: John Talbott,

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1199 Staff Report .pdf](#)
[18CUP1199, Staff .ppt](#)

15. [18CUP1173](#)

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

Project Name: Wallace Short Term Rental

Location: 775 Goullon Court

Owner: James Wallace

Applicant: Sonya Gugliotta

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

Attachments: [18CUP1173 Staff Report_052019.pdf](#)
[18CUP1173 Support for the STR.pdf](#)
[18CUP1173 Applicant Information.pdf](#)
[18CUP1173 Power Point_052019.pdf](#)

16. [18CUP1174](#)

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

Project Name: Wallace Short Term Rental

Location: 772 Goullon Court

Owner: James Wallace

Applicant: Sonya Gugliotta

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

Attachments: [18CUP1174 Staff Report_052019.pdf](#)
[18CUP1174 Support for the STR.pdf](#)
[18CUP1174 Applicant Information.pdf](#)
[18CUP1174 Power Point_052019.pdf](#)

17. [18CUP1217](#)

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

Project Name: River Road Short Term Rental

Location: 5711 River Road

Owner/Applicant/Host: PLM Properties

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1217_5711 River Rd_BOZA PP.pdf](#)
[18CUP1217_5711 River Rd_BOZA Staff Rpt.pdf](#)
[18CUP1217_5711 River Rd_BR Pics.pdf](#)
[18CUP1217_5711 River Rd_APO Mtg.pdf](#)

Adjournment