



Louisville Metro Government

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

Agenda - Final

Board of Zoning Adjustment

Monday, June 1, 2026

1:00 PM

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Auditorium, 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, in opposition, or as other for any case, should visit the following link:

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

You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting this meeting in the Calendar tab:

<https://louisville.legistar.com/Calendar.aspx>

If you have any questions, please contact the case manager, or call the Office of Planning at 502-574-6230.

Call To Order

Approval Of Minutes

1. [05.18.2026 BOZA Minutes](#)

Business Session

2. **BOZA Bylaws & Policies Update**

Request:	Amendment to BOZA Bylaws Article VII-Change in Meeting Day
Location:	N/A
Applicant:	N/A
Representative:	N/A
Jurisdiction:	Louisville Metro
Council District:	N/A
Case Manager:	Julia Williams, AICP, Assistant Director

Public Hearing

3. [26-CUP-0029](#)

Request: [Continued from 5/4/26 Board Hearing] Conditional Use Permit to allow a transitional home in the R-4 Residential Single-Family zoning district (LDC 4.2.55)

Project Name: Transitional Home
Location: 6014 Robinhood Ln
Applicant: John Flynn
Representative: John Flynn
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Mark Pinto, Planner II

4. [26-VARIANCE-0049](#)

Request: Variance from Land Development Code (LDC) Table 5.2.2 to allow principal structures to encroach into the side yard setbacks.

Project Name: 737 S 17th St - Duplex
Location: 737 & 739 S 17th St
Applicant: Shannon Bright
Representative: Min Max Construction & Consulting, LLC
Jurisdiction: Louisville Metro Government
Council District: District 4 - Ken Herndon
Case Manager: Mollie Share, Planner I

5. [26-VARIANCE-0055](#)

Request: Variance From Land Development Code Section 5.1.12.A.2.a to allow a parking lot to encroach in the front yard infill setback.

Project Name: Swig Parking Lot
Location: 6402 Bardstown Rd
Applicant: Noperl Indy LLC
Representative: Land Design & Development, Inc.
Jurisdiction: Louisville Metro Government
Council District: District 22 - Kevin Bratcher
Case Manager: Abby Bills, Planner I

6. [26-VARIANCE-0057](#)

Request: Variance From Land Development Code Table 5.2.2 to allow a principal structure to encroach into the required side yard setback.

Project Name: Bowman Warehouse
Location: 2421 Bowman Ave
Applicant: Charles Allen
Representative: Architectural Investments
Jurisdiction: Louisville Metro Government
Council District: District 15 - Jennifer Chappell
Case Manager: Catherine Gomez, Planner I

7. [25-MCUP-0004](#)

Request: Modified Conditional Use Permit for RU-2 Residential Housing in the Broadway sub-area of the SoBro Planned Development District (PDD).

Location: 200 W Broadway
Applicant: Student Success Housing
Representative: Sabak, Wilson, & Lingo
Jurisdiction: Louisville Metro
Council District: 4 - Ken Herndon
Case Manager: Mark Pinto, Planner II

8. [26-MCUP-0004](#)

Request: Modified Conditional Use Permit for an Off-Street Parking Area in the R-5 Single Family Residential Zoning District (LDC 4.2.39).

Location: 1971 Richmond Drive
Applicant: Sanctuary on Bardstown LLLP
Representative: Nick Pregliasco, Attorney
Jurisdiction: Louisville Metro
Council District: 8 - Ben Reno-Weber
Case Manager: Zack Jones, Planner II

9. [26-CUP-0061](#)

Request: Conditional Use Permit to allow a licensed health care provider office in a residential (R-5) zoning district with Waivers

Project Name: Healthcare Provider

Location: 1203 Larue Avenue

Applicant: The Bettys, LLC & The Zen Den, LLC

Representative: The Bettys, LLC & The Zen Den, LLC

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Kaitlin Dever, AICP, Planner II

10. [26-CUP-0055](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner

Project Name: Short Term Rental

Location: 3184 S 3rd Street

Applicant: Daniel Bowling

Representative: Daniel Bowling

Jurisdiction: Louisville Metro

Council District: District 15 - Jennifer Chappell

Case Manager: Rachel Casey, AICP, Planning Supervisor

11. [26-CUP-0056](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner

Project Name: Short Term Rental

Location: 3173 S 3rd Street

Applicant: David Tang

Representative: David Tang

Jurisdiction: Louisville Metro

Council District: District 15 - Jennifer Chappell

Case Manager: Rachel Casey, AICP, Planning Supervisor

12. [26-CUP-0073](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner

Project Name: Short Term Rental

Location: 5710 Southern Pky

Applicant: Marytodd Gagel

Representative: Marytodd Gagel

Jurisdiction: Louisville Metro

Council District: District 21 - Betsy Ruhe

Case Manager: Catherine Gomez, Planner I

13. [26-CUP-0078](#)

Request:	Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner
Project Name:	Short Term Rental
Location:	2014 S Preston Street
Applicant:	Kelly Rawalt
Representative:	Kelly Rawalt
Jurisdiction:	Louisville Metro
Council District:	District 15 - Jennifer Chappell
Case Manager:	Sydney Fawcett, Planner I

Adjournment

This meeting will begin at 1:00PM Eastern/12:00PM Central.