



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, May 1, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 04.17.17](#)

Approval of the Minutes from the April 17, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 04.17.17.pdf](#)

Business Session

2. [B-17987-12](#)

Request:	Site Inspection Report
Project Name:	B-17987-12, Condition # 2a
Location:	7331 Global Drive
Owner:	Yamamoto FB Engineering
Applicant:	Yamamoto FB Engineering
Representative:	Yamamoto FB Engineering
Jurisdiction:	Louisville Metro
Council District:	12-Rick Blackwell
Case Manager:	Steve Hendrix, Planning and Design Supervisor

Attachments: [B-17987-12 Attachments 05.01.17.pdf](#)

Public Hearing

3. [16CUP1083](#)

Request: CUP for mini-storage with relief from the CUP requirements listed in 4.2.35 B and G, a Variance and Waivers

Project Name: Bardstown Road Storage

Location: 3415 Bardstown Road

Owner: Bardstown Road Centre LLC

Applicant: Erb, Walker, & Twiford

Representative: Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC.

Jurisdiction: Louisville Metro

Council District: 26- Brent Ackerson

Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

Attachments: [16cup1083_Pr Bldg Elevations.pdf](#)
[16cup1083_Applicant Justifications.pdf](#)
[16cup1083_BOZA staff Report_041717.pdf](#)
[16cup1083_Ex Bldg Elevations.pdf](#)
[16cup1083_Plan.pdf](#)
[04 17 17 BOZA exhibit book.pdf](#)
[NRP Twiford Bardstown 04 17 17 BOZA.pptx](#)
[Proposed Findings of Fact.pdf](#)
[16cup1083_Staff Pres_041717.ppt](#)

4. [17VARIANCE1018](#)

Request: Variance from the required 25' street side yard setback

Project Name: 2001 Winston Ave Sun Porch

Location: 2001 Winston Ave

Owner: J Kent Gregory and Stephanie Gregory

Applicant: Anne Del Prince - Del Prince Designs LLC

Representative: Anne Del Prince

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1018_Staff Pres.ppt](#)
[17VARIANCE1018_Staff Report_BOZA 050117.pdf](#)
[17VARIANCE1018_applicant_justification.pdf](#)
[17VARIANCE1018_elevation_032817.pdf](#)
[17VARIANCE1018_site plan_032817.pdf](#)

5. [17VARIANCE1019](#)

Request: Variance from the required 20% private yard area
Project Name: 1915 Ivanhoe Court Addition and Garage
Location: 1915 Ivanhoe Court
Owner: Roger & Diana Jolly
Applicant: Roger & Diana Jolly
Representative: Roger & Diana Jolly
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1019_Staff Pres.ppt](#)
[17VARIANCE1019_Staff Report_BOZA 050117.pdf](#)
[17VARIANCE1019_applicant_justification.pdf](#)
[17VARIANCE1019_elevation_041017.pdf](#)
[17VARIANCE1019_site plan_041017.pdf](#)

6. [17VARIANCE1020](#)

Request: Variance from the required 20% private yard area
Project Name: 1004 Camden Ave Addition
Location: 1004 Camden Ave
Owner: Mitchell Jackson
Applicant: Jump Start Realty and Development
Representative: Deondrea Robinson - Jump Start Realty & Dev.
Jurisdiction: Louisville Metro
Council District: 15 - Marianne Butler
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1020_Staff Pres.ppt](#)
[17VARIANCE1020_Staff Report_BOZA 050117.pdf](#)
[17VARIANCE1020_applicant_justification.pdf](#)
[17VARIANCE1020_elevations_041017.pdf](#)
[17VARIANCE1020_site plan_041017.pdf](#)

7. [16DEVPLAN1218](#)

Request: Two variances from LDC Section 5.5.1.A.2 to not build to the corner and two general waivers and a sidewalk waiver.

Project Name: LMSML Studio Shop

Location: 255 Cabel Street

Owner: Steven Lund - SML Development

Applicant: Steven Lund - SML Development

Representative: Lindsey Stoughton - LMS Design

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Ross Allen, Planner I

Attachments: [16DEVPLAN1218v3_unstamped.pdf](#)
[Cabel Street Frontage View.pdf](#)
[16devplan1218_Email_04062017 .msg](#)
[Staff Report 16DEVPLAN1218.pdf](#)
[Variance Justification 5.5.1.A.2 Adams St.pdf](#)
[Variance Justification 5.5.1.A.2 Cabel St.pdf](#)
[Waiver Justification 5.5.1.A.1.a.pdf](#)
[Waiver Justification 5.8.1.B.pdf](#)
[Waiver Justification 5.9.2.A.1.b.i.pdf](#)
[Letter of Intent.pdf](#)
[Master Commissioner's Deed.pdf](#)
[16DEVPLAN1218_Stff Pres.ppt](#)

8. [17DEVPLAN1031](#)

Request: Variance to allow parking/drive lane in the 25 foot front and rear setbacks and landscape waiver to decrease the required LBA along the front property from 10 foot to 4 foot.

Project Name: FMC Pleasure Ridge Park

Location: 1715 Gagel Avenue

Owner: Don B. Kupper - KUPCO, LLC.

Applicant: Brett May - AGE Engineering Services Inc.

Representative: Brett May - AGE Engineering Services Inc.

Jurisdiction: Shively

Council District: 3 - Mary C. Woolridge

Case Manager: Ross Allen, Planner I

Attachments: [17DEVPLAN1031_VarianceJustification_04102017.pdf](#)
[11956_DEVELOPMENTPLANAPPROVED.PDF](#)
[16MINORPLAT1075_NOTARIZEDPLAT_1-30-2017.PDF](#)
[17DEVPLAN1031_Stff_Report1.pdf](#)
[17DEVPLAN1031_BOZA_Notice.pdf](#)
[17DEVPLAN1031_Shively_FD_email_03222017.pdf](#)
[17DEVPLAN1031_04202017.pdf](#)
[17DEVPLAN1031_Elevations_04102017.pdf](#)
[17DEVPLAN1031_Presentation.ppt](#)

9. [16CUP1038](#)

Request: Conditional Use Permit to allow a proposed short term rental that is not the primary residence of the host in R-5 zoning district

Project Name: Short Term Rental

Location: 1938 Bonnycastle Avenue

Owner: 1938 Bonnycastle Avenue

Applicant: Andrew Noland

Representative: Andrew Noland

Jurisdiction: Louisville Metro

Council District: 8- Brandon Coan

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

Attachments: [16CUP1038_Neighborhood_Meeting.pdf](#)
[16CUP1038_Powerpoint_050117.ppt](#)
[16CUP1038_Site_Plan.pdf](#)
[16CUP1038_Justification.pdf](#)
[16CUP1038_Letter_of_Support.pdf](#)
[16CUP1038_Staff_Report_050117Copy.pdf](#)

10. [17CUP1011](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit in an R-1 zoning district not the primary residence of the host

Project Name: Short Term Rental

Location: 8204 Wolf Pen Branch Road

Owner: Vivian Lee Gabbard

Applicant: Vivian Lee Gabbard

Representative: Vivian Lee Gabbard

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1011_Nbrhood Mtg_BOZA_050117.pdf](#)
[17CUP1011_Staff Report_BOZA_050117.pdf](#)

Adjournment