



Louisville Metro Government

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

Agenda - Final Board of Zoning Adjustment

Monday, August 21, 2023

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 8.07.23](#)

Attachments: [8.07.23 BOZA Minutes.pdf](#)

Public Hearing

1. [23-VARIANCE-0100](#)

Request: TO BE CONT'D TO SEPTEMBER 11, 2023. Category 3 Development Plan with Variance to exceed the 80' maximum front yard setback

Project Name: Quadrant Zorn Retail Park

Location: 1041 Zorn Avenue

Owner: Quadrant Hospitality LLC

Applicant: Quadrant Hospitality LLC

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 9 - Andrew Owen

Case Manager: Ethan Lett, Planner I

Attachments: [23-VARIANCE-0100_BOZASTaffReport_081123.pdf](#)
[23-VARIANCE-0100_Elevations_081023.pdf](#)
[23-VARIANCE-0100_Plan_071723.pdf](#)

2. [23-VARIANCE-0060](#)

Request: Variance to allow an accessory structure to encroach into the street side setback (Continued from the 7/24/23 BOZA Meeting).

Project Name: 2038 Tyler Lane
Location: 2038 Tyler Lane
Owner: Tyler 2038 LLC
Applicant: Ethan Adams, EFK Properties LLC
Representative: Kevin Sullivan, EFK Properties LLC
Jurisdiction: Louisville Metro
Council District: 8- Ben Reno-Weber
Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0060_Staff_Report_082123.pdf](#)
[23-VARIANCE-0060_Applicant_GARAGE-EXHIBIT_25_071823'.pdf](#)
[23-VARIANCE-0060_Interested_Party_Comments_062123.pdf](#)
[23-VARIANCE-0060_Justification_042423.pdf](#)
[23-VARIANCE-0060_NeighborPhotos_062123.pdf](#)
[23-VARIANCE-0060_PW_Inspection_062723.pdf](#)
[23-VARIANCE-0060_PW_Pictures_062723.pdf](#)
[23-VARIANCE-0060_Tyler_Ln_Boundary_Survey_042823.pdf](#)

3. [23-VARIANCE-0042](#)

Request: Variance from Section 5.3.1.C.5 to exceed the maximum setback of 150 feet to be 462 feet, a variance of 312 feet

Project Name: Kroger L-502 Ballardsville
Location: 10010 Ballardsville Rd
Owner: Eastmore Acres Realty Co.
Applicant: The Kroger Co.
Representative: John Campbell, Heritage Engineering
Jurisdiction: Louisville Metro
Council District: 17 - Markus Walker
Case Manager: John Michael Lawler, Planner I

Attachments: [23-VARIANCE-0042_BOZASTaffReport_081023.pdf](#)
[23-VARIANCE-0042_Plan.pdf](#)

4. [23-VARIANCE-0070](#)

Request: Variance and waiver associated with a Category 3 Development plan for a 60-unit senior housing development

Project Name: Iroquois Homes Senior Living

Location: 1400 Bicknell Ave

Owner: Louisville Metro Housing Authority

Applicant: Louisville Metro Housing Authority

Representative: Missy Legel

Jurisdiction: Louisville Metro

Council District: 15 - Jennifer Chappell

Case Manager: John Michael Lawler, Planner I

Attachments: [23-VARIANCE-0070_BOZASTaffReport_080923.pdf](#)
[23-VARIANCE-0070_Plan.pdf](#)

5. [23-VARIANCE-0085](#)

Request: Variance to reduce the required side yard setbacks from 3' to 0' and from 3' to 2'

Project Name: Swan Street Variance

Location: 817 Swan Street

Owner: Lewis Ventures, LLC.

Applicant: Jacob Guhy

Representative: Jacob Guhy

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Jeremy Chesler- Planner I

Attachments: [23-VARIANCE-0085_Staff Report_082123.pdf](#)
[23-VARIANCE-0085_Applicant Justification_052623.pdf](#)
[23-VARIANCE-0085_Elevations_052623.pdf](#)
[23-VARIANCE-0085_Plan_060923.pdf](#)

6. [23-VARIANCE-0095](#)

Request: Variance to allow a fence to exceed a height of 48" in the street side yard setback

Project Name: Heatherview Road Fence Variance

Location: 4000 Heatherview Road

Owner: Sadak Sajib

Applicant: Sadak Sajib

Representative: Sadak Sajib

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

Case Manager: Jeremy Chesler - Planner I

Attachments: [23-VARIANCE-0095_Staff Report_082123.pdf](#)
[23-VARIANCE-0095 Applicant Justification 062323.pdf](#)
[23-VARIANCE-0095 Fence Exhibit.pdf](#)
[23-VARIANCE-0095 Plan 062323.pdf](#)

7. [23-VARIANCE-0094](#)

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

Project Name: S. Sixth Street Variance

Location: 4531 S 6th St.

Owner: Stephen and Valerie Speth

Applicant: Anne DelPrince, DelPrince Designs

Representative: Anne DelPrince, DelPrince Designs

Jurisdiction: Louisville Metro

Council District: 21- Betsy Ruhe

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0094 Staff Report 082123.pdf](#)
[23-VARIANCE-0094 Applicant Justification 062323.pdf](#)
[23-VARIANCE-0094 Deed 062323.pdf](#)
[23-VARIANCE-0094 Elevations 062323.pdf](#)
[23-VARIANCE-0094 Site Plan 062323.pdf](#)

8. [23-VARIANCE-0099](#)

Request: Variance to allow a fence to exceed the allowed maximum height in a front yard setback.

Project Name: Northwestern Parkway Fence Variance

Location: 2503 Northwestern Parkway

Owner: Billy and Violet Simpson

Applicant: Billy Simpson

Representative: Billy Simpson

Jurisdiction: Louisville Metro

Council District: 5- Donna Purvis

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0099_Staff Report_082123.pdf](#)
[23-VARIANCE-0099_Applicant Justification_071423.pdf](#)
[23-VARIANCE-0099_Current Condition of Property_071423.pdf](#)
[23-VARIANCE-0099_Deed_071423.pdf](#)
[23-VARIANCE-0099_Fence Examples in Neighborhood_080823.pdf](#)
[23-VARIANCE-0099_Neighborhood Fence Examples_071423.pdf](#)
[23-VARIANCE-0099_Site Plan_071423.pdf](#)

9. [23-SIGNAUTH-0002](#)

Request: A Sign Authorization to permit placement of signs not specifically authorized in the Land Development Code.

Project Name: Parking Lot Freestanding Signs

Location: 124 N. Preston Street

Owner: Cobalt Riverfront Properties, LLC

Applicant: Elijah Brown, USA Image

Representative: Elijah Brown, USA Image

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Heather Pollock, Planner I

Attachments: [23-SIGNAUTH-0002_Staff Report.pdf](#)
[23-SIGNAUTH-0002_Justification.pdf](#)
[23-SIGNAUTH-0002_Letter of Explanation.pdf](#)
[23-SIGNAUTH-0002_Parking lot signs 06-30-23 WRO Permit.pdf](#)
[23-SIGNAUTH-0002_Plan_061223.pdf](#)

10. [23-VARIANCE-0105](#)

Request: Variance to allow a freestanding sign to exceed the maximum height permitted and a waiver to allow a changing image sign within 300 ft. of residential use.

Project Name: Class Act FCU Freestanding Sign

Location: 3620 Fern Valley Road

Owner: Classroom Teachers Federal Credit Union

Applicant: Heather Mullin, Golden Rule Signs

Representative: Heather Mullin, Golden Rule Signs

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Heather Pollock, Planner I

Attachments: [09-124-86_Minutes_021987.pdf](#)
[23-VARIANCE-0105_23-WAIVER-0094_StaffReport_.pdf](#)
[23-VARIANCE-0105_Justification.pdf](#)
[23-WAIVER-0094_B-098-96_Minutes_060396.pdf](#)
[23-WAIVER-0094_Justification.pdf](#)
[23-WAIVER-0094_Plan_062223.pdf](#)

11. [23-MCUP-0002](#)

Request: Modified Conditional Use Permit for off-street parking in the R-5 Zoning District

Project Name: Proposed Dental Office

Location: 5300 Preston Highway

Owner: SK Development, LLC

Applicant: Ashley Bartley - QK4

Representative: Ashley Bartley - QK4

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Molly Clark, Planner II

Attachments: [23-MCUP-0002_Staffreport_080923.pdf](#)
[23-MCUP-0002_11209_approvedminutes_060409.pdf](#)
[23-MCUP-0002_11209_approvedplan_060409.pdf](#)
[23-MCUP-0002_Plan_080123.pdf](#)

12. [23-MCUP-0007](#)

Request: Modified Conditional Use Permit for Off-Street Parking in the OR-3 Zoning District

Project Name: Norton Hospital

Location: 3 Audubon Plaza Drive

Owner: Norton Hospital, INC.

Applicant: Dinsmore & Shohl, LLP
Sabak, Wilson & Lingo, INC.

Representative: Dinsmore & Shohl, LLP
Sabak, Wilson & Lingo, INC.

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Molly Clark, Planner II

Attachments: [23-MCUP-0007_Staffreport_080923.pdf](#)
[23-MCUP-0007_B-14-90_CUP_approvedminutes_021990.pdf](#)
[23-MCUP-0007_B-14-90_MCUP_approvedminutes_072197.pdf](#)
[23-MCUP-0007_interestedpartycomments.pdf](#)
[23-MCUP-0007_letterofexplanation_062623.pdf](#)
[23-MCUP-0007_MSDcomment.pdf](#)
[23-MCUP-0007_plan_080423.pdf](#)

13. [23-CUP-0174](#)

Request: Conditional Use Permit for childcare center in a residential zone allowing for a maximum of 12 children

Project Name: Busy Kidz Childcare

Location: 7007 Norlynn Drive

Owner: Miriam Archie

Applicant: Miriam Archie

Representative: Miriam Archie

Jurisdiction: Louisville Metro

Council District: 23 - Jeff Hudson

Case Manager: Joel P. Dock, AICP, Planning Supervisor

Attachments: [23-CUP-0174_BOZA_Staff_Report.pdf](#)
[23-CUP-0174_Applicant_Letter_of_Explanation.pdf](#)
[23-CUP-0174_Interested_Party_Comment.pdf](#)
[23-CUP-0174_Plan_073123.pdf](#)

14. [23-CUP-0159](#)

Request: A Conditional Use Permit for a proposed Accessory Dwelling Unit in the R4 Zoning District

Project Name: Sylvania Road Accessory Dwelling Unit

Location: 6624 Sylvania Road

Owner: Apex Real Estate Enterprise

Applicant: Zach Schwager

Representative: Zach Schwager

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0159_Staff Report_081423.pdf](#)
[23-CUP-0159_LetterofExplanation.pdf](#)
[23-CUP-0159_NeighborhoodMeetingInfo.pdf](#)
[23-CUP-0159_SitePlan.pdf](#)

15. [23-CUP-0183](#)

Request: Conditional Use Permit to allow an accessory dwelling unit in the R-5 Zoning District

Project Name: Proposed Accessory Dwelling Unit

Location: 524 Brentwood Avenue

Owner: Django Unchained Revocable Trust

Applicant: Zach Schwager

Representative: Zach Schwager

Jurisdiction: Louisville Metro

Council District: 15 - Betsy Ruhe

Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0183_Staff Report_081023.pdf](#)
[23-CUP-0183_Letter of Explanation \(6\).pdf](#)
[23-CUP-0183_Neighborhood Meeting Minutes \(1\).pdf](#)
[23-CUP-0183_plan_081023.jpg](#)

16. [23-CUP-0097](#)

Request: A Conditional Use Permit for proposed off street parking in the R-4 zoning district and a Category 3 Plan.

Project Name: Okolona Center

Location: 4104 Outer Loop

Owner: Nance Realty Co

Applicant: Land Development and Design

Representative: Land Development and Design

Jurisdiction: Louisville Metro

Council District: 13 - Dan Seum Jr

Case Manager: Molly Clark, Planner II.

Attachments: [22-CAT3-0010_23-CUP-0097_staffreport_081423.pdf](#)
[22-CAT3-0010 Okolona Center TIS.pdf](#)
[22-CAT3-0019_23-CUP-0097_plan.pdf](#)
[22-CAT3-0019_23-CUP-0097_renderings_elevations.pdf](#)

Adjournment