



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, October 28, 2019

1:00 PM

Old Jail Auditorium

THIS IS CONSIDERED A SPECIAL MEETING

Call To Order

Approval Of Minutes

1. [BOZA Minutes 10.21.19](#)

Approval of the Minutes from the October 21, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 10.21.19.pdf](#)

Public Hearing

2. [19-CUP-0057](#)

Request:

**NOT TO BE HEARD TODAY; CASE WITHDRAWN FOR
LACK OF OWNER CONSENT**

Conditional Use Permit for Transitional Housing

Project Name:

1833 Transitional Housing

Location:

1833 Date Street

Owner/Applicant:

Kristy Love Foundation

Jurisdiction:

Louisville Metro

Council District:

4 - Barbara Sexton Smith

Case Manager:

Beth Jones, AICP, Planner II

3. [19-VARIANCE-0049](#)

Request: Sign Authorization (19-SIGNAUTH-0001) and Variances (19-VARIANCE-0049)

Project Name: Lou City Signs

Location: 350 Adams Street

Owner: Louisville City Stadium LLC

Applicant: Reuff Sign Company

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-SIGNAUTH-0001_Plan_Authorization_9-23-19.pdf](#)
[SCOREBOARD CANOPY 09.06 \[FINAL\].pdf](#)
[Scoreboard Long Logo_REVISION 10.2.2019.pdf](#)
[19-VARIANCE-0049_Site Plan.pdf](#)
[uses.PNG](#)
[zone.PNG](#)
[aerial.PNG](#)
[OUR C TY.PDF](#)
[19-SIGNAUTH-0001_350 Adams_BOZA Staff Rpt.pdf](#)
[19-VARIANCE-0049_19-SIGNAUTH-0001_LOU CITY_PP.pdf](#)
[19-VARIANCE-0049_350 Adams_BOZA Staff Rpt.pdf](#)

4. [19-VARIANCE-0051](#)

Request: Sign variance (19-VARIANCE-0051) and waivers (19-WAIVER-0067)

Project Name: The Ivy

Location: 13651 Aragon Way

Owner/Applicant: VOC Phase I Owner LLC

Representative: Bardenwerper Talbott & Roberts LLC

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Beth Jones, AICP, Planner II

Attachments: [elevation.PNG](#)
[site plan.PNG](#)
[zone.PNG](#)
[aerial.PNG](#)
[19-WAIVER-0067_13651 Aragon_BOZA Staff Rpt.pdf](#)
[19-VARIANCE-0051_13651 Aragon_BOZA Staff Rpt.pdf](#)
[19-WAIVER-0067_19-VARIANCE-0051_13651 Aragon_PP.ppt](#)

5. [19-CAT3-0015](#)

Request: Category 3 Development Plan with Waivers and a Variance
Project Name: CVS Pharmacy
Location: 404 E Broadway
Owner: Five Star Development
Applicant: Foresite Group
Representative: Frost Brown Tood
Jurisdiction: Louisville Metro
Council District: 4- Barbara Sexton Smith
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19-CAT3-0015_BOZA Staff Report.pdf](#)
[19-CAT3-0015 Elevations.pdf](#)
[19-CAT3-0015 Plan.pdf](#)
[19-CAT3-0015 Applicant Justifications.pdf](#)

6. [19-VARIANCE-0024](#)

Request: Rear Setback Variance
Project Name: Former K-Mart Plaza
Location: 3911 Taylorsville Rd
Owner: Triple M Investment
Applicant: Triple M Investments
Representative: BTM Engineering
Jurisdiction: Louisville Metro
Council District: 26- Brent Ackerson
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19-VARIANCE-0024 Applicant Justification.pdf](#)
[19-VARIANCE-0024_BOZA Staff Report.pdf](#)
[19-CAT2-0015 Plan 8-29-19.pdf](#)

7. [19-VARIANCE-0048](#)

Request: Variance to allow an existing fence to exceed 4 feet in height
in the street side yard.
Project Name: Fence Height
Location: 211 Harpers Ferry Road
Owner/Applicant/Host: Orestes Perez
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Steve Hendrix, Planning & Design Coordinator

Attachments: [19-Variance-0048_211 Harpers Ferry Road Reportx.pdf](#)
[19-Variance-0048 Harpers Ferry Road.ppt](#)

8. [19-VARIANCE-0042](#)

Request: Variance for a garage to encroach into the rear setback
Project Name: Kennison Ave. Variance
Location: 3917 Kennison Avenue
Owner/Applicant: Kurt Hampe
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0042_Plan_8-20-19.pdf](#)
[19-VARIANCE-0042_Staff Pres.ppt](#)
[19-VARIANCE-0042_Staff Report.pdf](#)
[19-VARIANCE-0042_Justification_8-20-19.pdf](#)

9. [19-VARIANCE-0045](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of a lot
Project Name: Park Avenue Variance
Location: 621 Park Avenue
Owner: Claudia Brisson & Norbert Bogart
Applicant: Anne Del Prince - Del Prince Designs, LLC
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0045_Staff Report_BOZA_102819.pdf](#)
[19-COA-0076_621ParkAve.pdf](#)
[19-VARIANCE-0045_Addition.pdf](#)
[19-VARIANCE-0045_ApplicantJustification.pdf](#)
[19-VARIANCE-0045_Elevations.pdf](#)
[19-VARIANCE-0045_Plan.pdf](#)
[19-VARIANCE-0045_Staff Pres.ppt](#)

10. [19-VARIANCE-0047](#)

Request: Variance for a porch to encroach into the required side and rear yard setbacks

Project Name: Samara Drive Variance

Location: 4601 Samara Drive

Owner/Applicant: Sophia Jacinto

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0047_Staff Report_BOZA 102819.pdf](#)
[Easement.JPG](#)
[19-VARIANCE-0047_ApplicantJustification.pdf](#)
[19-VARIANCE-0047_Plan.pdf](#)
[19-VARIANCE-0047_Staff Pres.ppt](#)

11. [19-VARIANCE-0052](#)

Request: Variance for an addition to an existing single-family residence to encroach into the required side yard setback

Project Name: Winter Avenue Variance

Location: 1314 Winter Avenue

Owner/Applicant: Lauren Winfield

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0052_Staff Pres.ppt](#)
[19-VARIANCE-0052_Staff Report_BOZA 102819.pdf](#)
[19-VARIANCE-0052_ApplicantJustification.pdf](#)
[19-VARIANCE-0052_Plan.pdf](#)

12. [19-VARIANCE-0053](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot
Project Name: S. Brook Street Variance
Location: 1148 S. Brook Street
Owner/Applicant: Kathlyn Lewis
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0053_Staff_Report_BOZA_102819.pdf](#)
[19-COA-0085_COA_092419.pdf](#)
[19-VARIANCE-0053_ApplicantJustification.pdf](#)
[19-VARIANCE-0053_Elevations.pdf](#)
[19-VARIANCE-0053_Plan.pdf](#)
[19-VARIANCE-0053_Staff_Pres.ppt](#)

13. [19-CUP-0166](#)

Request: Conditional use permit for an accessory apartment
Project Name: Nassau Lane Accessory Apartment
Location: 12505 Nassau Lane
Owner/Applicant: Gary Huntoon
Jurisdiction: City of Middletown
Council District: 19 - Anthony Piagentini
Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0166_Plan.pdf](#)
[19-CUP-0166_Staff_Pres.ppt](#)
[19-CUP-0166_Staff_Report_BOZA_102819.pdf](#)
[19-CUP-0166_LetterofExplanation.pdf](#)

14. [19-APPEAL-0002](#)

Request: **THIS CASE WILL NOT BE HEARD BEFORE 2:30 P.M.**
Appeal of an Administrative Decision
Project Name: Beecher Street Appeal
Location: 500 Beecher Street
Appellant: Charlene B. Satori
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Chris French, AICP, Planning and Design Supervisor

Attachments: [19-NONCONFORM-0018_File.pdf](#)
[19-APPEAL-0002_App_10-4-19.pdf](#)
[19-APPEAL-0002_Staff_Report_10282019_final_rev.pdf](#)

Adjournment