



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Monday, July 24, 2017

8:30 AM

Old Jail Courtroom

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#### Call To Order

#### Business Session

1. [17CUP1049](#)

Request: Modified Conditional Use Permit  
Project Name: Terra View Trail  
Location: 14105 Aiken Road  
Owner: Otte Family Limited Partnership  
Applicant: Otte Family Limited Partnership  
Representative: Land Design & Development  
Jurisdiction: Louisville Metro  
Council District: 19- Julie Denton  
Case Manager: Laura Mattingly, AICP, Planner II

**Attachments:** [17CUP1049\\_plan\\_070717.PDF](#)  
[17CUP1049 Boza Staff Report\\_072417.pdf](#)

2. [17NONCONFORM1020](#)

Request: Expansion of nonconforming use rights allowed by KRS  
100.253(2)  
Project Name: 700 Central Ave.  
Location: 700 Central Ave.  
Owner: Louisville / Jefferson County Metro Gov.; Churchill Downs,  
Inc.; AQ Properties, LLC  
Applicant: Ryan Jordan, Churchill Downs, Inc  
Representative: Jon Baker, Wyatt, Tarrant & Combs, LLP  
Jurisdiction: Louisville Metro  
Council District: 15 - Marianne Butler  
Case Manager: Brian Mabry, Planning Supervisor

**Attachments:** [17NONCONFORM1020 staff report\\_072417.pdf](#)  
[17NONCONFORM1020\\_Staff Pres.pdf](#)

#### Public Hearing

**3. [17VARIANCE1036](#)**

Request: Variance from LDC Section 4.4.3.A.1.a.i to allow fencing in the street side yard setback to exceed the maximum permitted height and Waiver from LDC Section 10.2.12.B to allow more than 20 parking spaces between required Interior Landscape Areas

Project Name: 700 Central Ave.  
Location: 700 Central Ave.  
Owner: Louisville / Jefferson County Metro Gov.; Churchill Downs, Inc.; AQ Properties, LLC

Applicant: Ryan Jordan, Churchill Downs, Inc  
Representative: Jon Baker, Wyatt, Tarrant & Combs, LLP  
Jurisdiction: Louisville Metro  
Council District: 15 - Marianne Butler  
Case Manager: Brian Mabry, Planning Supervisor

**Attachments:** [17VARIANCE1036\\_Staff\\_Report\\_BOZA\\_072417.pdf](#)  
[17VARIANCE1036\\_Fence\\_Variance\\_Applicant\\_Justification.pdf](#)  
[17VARIANCE1036\\_Fence\\_Exhibit.pdf](#)  
[17VARIANCE1036\\_Landscape\\_Waiver\\_Applicant\\_Justification.pdf](#)  
[17VARIANCE1036\\_Staff\\_Pres.pdf](#)  
[17VARIANCE1036\\_REVISED\\_PLAN\\_07-18-17.pdf](#)

**4. [17DEVPLAN1088](#)**

Request: Cat-3 Development plan with Variance for infill setback standards and Waiver for LBA

Project Name: 110 Weisser Ave  
Location: 110 Weisser Ave  
Owner: Tony Holland  
Applicant: Prime Design Build  
Representative: Ann Richard - LD&D  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Jay Lockett, Planner I

**Attachments:** [17DEVPLAN1088\\_BOZA\\_Staff\\_Report\\_07\\_24\\_17.pdf](#)  
[17DEVPLAN1088\\_Elevations.pdf](#)  
[17DEVPLAN1088\\_Applicant\\_justifications.pdf](#)  
[17DEVPLAN1088\\_BOZA\\_Plan\\_07\\_24\\_17.pdf](#)  
[17DEVPLAN1088\\_Staff\\_Pres\\_072417.ppt](#)

**5. [14CUP1003](#)**

Request: Minute Corrections & Status of two Conditions of Approval  
Project Name: Cabel Street  
Location: 151 & 201 Cabel Street  
Owner: JBS USA, LLC & Swift Pork Company  
Applicant: JBS USA, LLC & Swift Pork Company  
Representative: Glenn Price  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Steve Hendrix, Planning Supervisor

**Attachments:** [January 11, 2016- Conditions.pdf](#)  
[SKMBT\\_C55417070508320.pdf](#)  
[SKMBT\\_C55417070508370.pdf](#)  
[14CUP1003 Powerpoint 07.10.2017 - Copy.ppt](#)  
[SKMBT\\_C55417070511170.pdf](#)  
[14CUP1003 Conditions, Staff Report, 07.24.2017.pdf](#)

**6. [17VARIANCE1037](#)**

Request: Variance to allow structures to occupy more than 30% of the required rear yard  
Project Name: 404 Macon Avenue Garage  
Location: 404 Macon Avenue  
Owner: Daryl & Genevieve Noble  
Applicant: Daryl & Genevieve Noble  
Representative: Daryl & Genevieve Noble  
Jurisdiction: City of St. Matthews  
Council District: 9 - Bill Hollander  
Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1037\\_Staff Pres.ppt](#)  
[17VARIANCE1037\\_Staff Report\\_BOZA 072417.pdf](#)  
[17VARIANCE1037\\_applicant\\_justification.pdf](#)  
[17VARIANCE1037\\_site plan\\_062617.pdf](#)

7. [17CUP1009](#)

Request: Conditional Use Permit to a rehabilitation home in an EZ-1 zoning district

Project Name: Landmark Rehabilitative Medicine

Location: 4112 Fern Valley Road

Owner: Daymar Properties, LLC

Applicant: Simsbury Associates, Inc.

Representative: Matt Boyle

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

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

**Attachments:** [17CUP1009\\_Site Plan.pdf](#)  
[17CUP1009\\_Staff Report\\_072417.pdf](#)  
[17CUP1009\\_Use Map.pdf](#)  
[17CUP1009\\_Letter of Explanation.pdf](#)  
[17CUP1009\\_Neighborhood Meeting.pdf](#)

8. [17CUP1041](#)

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

Project Name: Short Term Rental

Location: 1235 Rufer Avenue

Owner: Richard and Molly Gaines

Applicant: Richard and Molly Gaines

Representative: Richard and Molly Gaines

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [17CUP1041\\_1235 Rufer Ave\\_Nhood Mtg.pdf](#)  
[17CUP1041\\_1235 Rufer Ave\\_Staff Rpt BOZA.pdf](#)

**9.**     [16CUP1041](#)

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

Project Name:                         Short Term Rental

Location:                               1137 Rammers Avenue

Owner:                                 Jessica George

Applicant:                             Jessica George

Representative:                       Jessica George

Jurisdiction:                         Louisville Metro

Council District:                      10 - Pat Mulvihill

Case Manager:                         Beth Jones, AICP, Planner II

**Attachments:**           [16CUP1041\\_1137 Rammers Ave\\_Staff Rpt BOZA.pdf](#)  
                                  [16CUP1041\\_1137 Rammers Ave\\_Nhood Mtg.pdf](#)

**10.**    [17CUP1034](#)

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

Project Name:                         Short Term Rental

Location:                               8700 Lynnhall Court

Owner:                                 TM Ventures LLC

Applicant:                             TM Ventures LLC

Representative:                       TM Ventures LLC

Jurisdiction:                         Louisville Metro

Council District:                      16 - Scott Reid

Case Manager:                         Beth Jones, AICP, Planner II

**Attachments:**           [17CUP1034\\_8700 Lynnhall\\_Staff Rpt BOZA .pdf](#)  
                                  [17CUP1034\\_8700 Lynnhall\\_Nhood Mtg.pdf](#)

**11.**    [16CUP1074](#)

Request:                               Conditional Use Permit to allow a short term rental in the Traditional Neighborhood Zoning District

Project Name:                         Carriage House Short Term Rental

Location:                               1335 S. Brook St.

Owner:                                 Glenda Yascone, Fleur De Lis, LLC Enterprises

Applicant:                             Glenda Yascone, Fleur De Lis, LLC Enterprises

Representative:                       Glenda Yascone, Fleur De Lis, LLC Enterprises

Jurisdiction:                         Louisville Metro

Council District:                      6 - David James

Case Manager:                         Brian Mabry, AICP, Planning & Design Supervisor

**Attachments:**           [16CUP1074\\_Staff Report\\_072417.pdf](#)  
                                  [16CUP1074\\_Neighborhood Meeting Sign In and Notes.pdf](#)  
                                  [16CUP1074\\_Staff Pres\\_072417ppt.pdf](#)

**12. [16CUP1075](#)**

Request: Conditional Use Permit to allow a short term rental in the Traditional Neighborhood Zoning District  
Project Name: 2nd Street Short Term Rental  
Location: 1153 S. 2nd St.  
Owner: Richard Wagner  
Applicant: Glenda Yascone, Fleur De Lis, LLC Enterprises  
Representative: Glenda Yascone, Fleur De Lis, LLC Enterprises  
Jurisdiction: Louisville Metro  
Council District: 6 - David James  
Case Manager: Brian Mabry, AICP, Planning & Design Supervisor

**Attachments:** [16CUP1075\\_Neighborhood Meeting Sign in and Notes.pdf](#)  
[16CUP1075\\_Staff Report\\_072417.pdf](#)  
[16CUP1075\\_Staff\\_Pres\\_072417ppt.pdf](#)

**Other Business****13. [Votecast Training 06.01.2017](#)**

Votecast system training with Brian Davis

**Approval Of Minutes****14. [BOZA Minutes 07.10.17](#)**

Approval of the Minutes from the July 10, 2017 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA\\_Minutes\\_07.10.17.pdf](#)

**Adjournment**