



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, July 22, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 07.08.19 Special](#)

Approval of the Minutes from the July 8, 2019 Special Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 07.08.19 Special.pdf](#)

2. [BOZA Minutes 07.08.19 Reg](#)

Approval of the Minutes from the July 8, 2019 Regular Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 07.08.19 Regular.pdf](#)

Business Session

3. [STR RD 01.2019](#)

Request:	Short Term Rental Residency Determination
Project Name:	n/a
Location:	1834 Sherwood Ave
Owner/Applicant/Host:	Ashley Santos
Jurisdiction:	Louisville Metro
Council District:	8 - Brandon Coan
Case Manager:	Joseph Haberman, AICP, Planning Manager

Attachments: [1834 Sherwood STR Application.pdf](#)

[1834 Sherwood 7-18 BOZA Staff Report.pdf](#)

4. [19CUP1028](#)

Request: **RECONSIDERATION REQUEST**
Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the owner/ host

Project Name: Thomas Short Term Rental
Location: 934 East Oak Street
Owner: Uncle Karl Dyson, LLC
Applicant: David Orange
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Jon E. Crumby, Planning and Design Coordinator

Attachments: [STR BOZA Orange Reconsideration.pdf](#)

5. [19CUP1038](#)

Request: **RECONSIDERATION REQUEST**
Conditional Use Permit for a short-term rental of dwelling units that are not the primary residence of the owner/ host

Project Name: Bowman Short Term Rental
Location: 1427 and 1429 Rufer Avenue
Owner: JSB, LLC
Applicant: David Orange
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumby, Planning and Design Coordinator

Attachments: [STR BOZA Orange Reconsideration.pdf](#)

6. [19CUP1018](#)

Request: **RECONSIDERATION REQUEST**
Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Franklin Street Short Term Rental
Location: 813 Franklin Street
Owner/Applicant: Colin Clark - Double C Realty, LLC
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Zach Schwager, Planner I

Attachments: [Request to Reconsider 813 Franklin Street.pdf](#)

Public Hearing

7. [19VARIANCE1048](#)

Request: Variances to allow a private yard area to be less than the required 20% of the area of a lot and a structure to encroach into the required side yard setback

Project Name: Longest Avenue Variance

Location: 2204 Longest Avenue

Owner: Philip Rohrer

Applicant: Josh Myers - Myers & Co. L.A.

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1048_Renderings.pdf](#)
[19VARIANCE1048_Staff Pres.ppt](#)
[19VARIANCE1048_Staff Report_BOZA 072219.pdf](#)
[19VARIANCE1048_ApplicantJustification.pdf](#)
[19VARIANCE1048_PLAN.pdf](#)

8. [19VARIANCE1049](#)

Request: Variance to allow a fence in the front and street side yards to exceed 42 inches in height

Project Name: W. Kentucky Street Variance

Location: 600 W. Kentucky Street

Owner: P & B Land, LLC

Applicant: Diego Franco - Radio Communication Systems

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1049_Renderings.pdf](#)
[19VARIANCE1049_Staff Pres.ppt](#)
[19VARIANCE1049_Staff Report_BOZA 072219.pdf](#)
[19VARIANCE1049_ApplicantJustification.pdf](#)
[19VARIANCE1049_PLAN.pdf](#)

9. [19VARIANCE1053](#)

Request: Variance to allow a proposed garage to encroach into the required side yard setback

Project Name: Meadow Road Variance

Location: 2509 Meadow Road

Owner: Judith Spring Gallagher

Applicant: Beverly D. Baker - Beverly D. Baker, Architect PLLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1053_Staff Pres.ppt](#)
[19VARIANCE1053_Staff Report_BOZA 072219.pdf](#)
[19VARIANCE1053_ApplicantJustification.pdf](#)
[19VARIANCE1053_PLAN_ELEVATIONS.pdf](#)

10. [19VARIANCE1054](#)

Request: Variance to allow an addition on the rear of an existing residence to encroach into the required side yard setback

Project Name: N. Birchwood Avenue Variance

Location: 112 N. Birchwood Avenue

Owner: Claire Anton & John Goebel

Applicant: Donald Reinhardt - R.A.D. Construction & Development, LLC

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1054_Staff Pres.ppt](#)
[19VARIANCE1054_Staff Report_BOZA 072219.pdf](#)
[19VARIANCE1054_ApplicantJustification.pdf](#)
[19VARIANCE1054_PLAN_ELEVATIONS.pdf](#)

11. [19VARIANCE1056](#)

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

Project Name: Sycamore Avenue Variance

Location: 2120 Sycamore Avenue

Owner: Cassandra Culin

Applicant: Gary Watrous - Watrous Assoc. Architects

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1056_Staff Pres.ppt](#)
[19VARIANCE1056_Staff Report_BOZA 072219.pdf](#)
[19VARIANCE1056_ApplicantJustification.pdf](#)
[19VARIANCE1056_ELEVATIONS.pdf](#)
[19VARIANCE1056_PLAN.pdf](#)

12. [19VARIANCE1057](#)

Request: **THIS CASE IS BEING CONTINUED**
Variances to allow a private yard area to be less than the required 30% of the area of a lot and a new accessory structure to encroach into the required street side yard setback, and a waiver to allow parking access from a street where alley access is available

Project Name: Frankfort Avenue Variance

Location: 1848 Frankfort Avenue

Owner/Applicant: Todd Troy

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

13. [19-CUP-0012](#)

Request: Conditional Use Permit for a Private Non-Profit Club

Project Name: Private Non-Profit Club

Location: 3107 S. Crums Lane

Owner: Metro Bank

Applicant: Hortense B. Perry Foundation

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0012_3107 S Crums_BOZA Staff Rpt.pdf](#)
[19-CUP-0012_3107 S Crums_Ltr of Intent.pdf](#)
[19-CUP-0012_3107 S Crums_PP.ppt](#)
[19-CUP-0012_3107 S Crums_APO Mtg.pdf](#)

14. [18CUP1178](#)

Request: Conditional Use Permit for short term rental of dwelling units located in a TNZD

Project Name: S. 1st Short Term Rental

Location: 1478 S. 1st Street

Owner/Applicant/Host: Sieglinde Kinne

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1178_1478 S 1st_BR Pics.pdf](#)
[19CUP1178_1478 S 1st_BOZA Staff Rpt.pdf](#)
[19CUP1178_1478 S 1st_PP.pptx](#)
[18CUP1178_1478 S 1st_APO Mtg.pdf](#)

15. [19CUP1052](#)

Request: Conditional Use Permit for short term rental of a dwelling unit located in the TNZD

Project Name: Floral Terrace Short Term Rental

Location: 631 Floral Terrace

Owner: Abraham Solano

Applicant/Host: Margaret Muller

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1052_631 Floral Terr_BOZA Staff Rpt.pdf](#)
[19CUP1052_631 Floral Terr_DRAFT PP.pptx](#)
[19CUP1052_631 Floral Terr_Interior Photo.pdf](#)
[19CUP1052_631 Floral Terr_APO Mtg.pdf](#)

16. [19CUP1041](#)

Request: Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Possum Path Short Term Rental

Location: 337 Possum Path

Owner/Applicant: Richard Wessel

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Zach Schwager, Planner I

Attachments: [19CUP1041_PLAN.pdf](#)
[19CUP1041_Staff Pres.ppt](#)
[19CUP1041_Staff Report_BOZA 072219.pdf](#)
[19CUP1041_Photos.pdf](#)

17. [19CUP1029](#)

Request: Conditional Use Permit for short term rental of a dwelling unit not the primary residence of the host

Project Name: Ellison Short Term Rental

Location: 904 Ellison Avenue

Owner/Applicant/Host: Lauren Garver

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1029_904_Ellison_BOZA_Staff_Rpt.pdf](#)
[19CUP1029_904_Ellison_PP.pptx](#)
[19CUP1029_1029_Ellison_Interior_Photos.pdf](#)
[19CUP1029_904_Ellison_APO_Mtg_Ltr.pdf](#)

18. [19CUP1030](#)

Request: Conditional Use Permit for short term rental of a dwelling unit not the primary residence of the host

Project Name: Reutlinger Short Term Rental

Location: 1291 Reutlinger Avenue

Owner/Applicant/Host: Lauren Garver

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1030_1291_Reutlinger_BOZA_Staff_Rpt.pdf](#)
[19CUP1030_1291_Reutlinger_Comment.pdf](#)
[19CUP1030_1291_Reutlinger_Interior_Photos.pdf](#)
[19CUP1030_1291_Reutlinger_PP.ppt](#)
[19CUP1030_1291_Reutlinger_APO_Mtg.pdf](#)

19. [19CUP1064](#)

Request: Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the owner/host

Project Name: Fischer Short Term Rental

Location: 4629 South 3rd Street

Owner/Applicant: Quinn and Michelle Fischer

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

Attachments: [19CUP1064_Power_Point_072219.ppt](#)
[19CUP1064_Staff_Report_072219.pdf](#)
[19CUP1064_Applicant_Information.pdf](#)

20. [19CUP1065](#)

Request: Conditional Use Permit for a short term rental of a single family dwelling that is not the primary residence of the host

Project Name: Short Term Rental

Location: 3302 Dogwood Drive

Owner/Applicant: M. Barrett Goff

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19CUP1065 Formal 600FT 2019-07-11.pdf](#)
[19CUP1065 staff report .pdf](#)
[19CUP1065 Staff .ppt](#)

Adjournment