



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, December 3, 2018

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 11.19.18](#)

Approval of the Minutes from the November 19, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 11.19.18.pdf](#)

Business Session

2. [18CUP1151](#)

Request:	Modified Conditional Use Permit
Project Name:	LG&E Staging Lot
Location:	201 Cabel Street
Owner:	Louisville Gas & Electric Co.
Applicant:	Louisville Metro and JBS/Swift
Jurisdiction:	Louisville Metro
Council District:	4 - Barbara Sexton Smith
Case Manager:	Chris French, Planning & Design Supervisor

Attachments: [18CUP1151_PLAN_11-1-18 \(2\).PDF](#)
[18CUP1151_applicant_justification.pdf](#)
[18CUP1151_Staff Report_12.03.18.pdf](#)

3. [18VARIANCE1100](#)

Request: Variance to allow a structure to encroach into the required rear yard setback

Project Name: House Addition

Location: 1112 Girard Drive

Owner/Applicant: Arthur W. Kestler

Jurisdiction: Louisville Metro

Council District: 7 -Angela Leet

Case Manager: Steve Hendrix, Planning & Design Coordinator

Attachments: [18VARIANCE1100_1112 Girard Dr Staff Report .pdf](#)
[Elevation.pdf](#)
[Site Plan .pdf](#)
[Applicants Justification.pdf](#)

4. [2019 Public Mtg Dates](#)

2019 Public Meeting Dates

Attachments: [Potential 2019 Public Meeting Dates \(2\).pdf](#)

Public Hearing**5. [18VARIANCE1098](#)**

Request: Private Yard Area Variance *REQUEST BEING WITHDRAWN*

Project Name: Sheppard Square Private Yards

Location: 742 S Hancock St

Owner/Applicant: Louisville Metro Housing Authority

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Jay Lockett, Planner I

6. [18VARIANCE1103](#)

Request: Variance to encroach protected waterway buffer

Project Name: Kameri Auto Sales

Location: 8500 National Turnpike

Owner/Applicant: Sami Kameri

Jurisdiction: Louisville Metro

Council District: 13 - Vicki Aubrey Welch

Case Manager: Joel Dock, AICP, Planner II

Attachments: [18VARIANCE1103_PLAN_110518.PDF](#)
[18VARIANCE1103_APPLICANT JUSTIFICATION.PDF.PDF](#)
[18VARIANCE1103_BOZA Staff Report_120318.pdf](#)

7. [18VARIANCE1101](#)

Request: Variance to permit a fence to exceed the permitted height
Project Name: Salvation Army Fence Height Variance
Location: 911 S. Brook Street
Owner/Applicant: Salvation Army
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18VARIANCE1101_BOZA Staff Rpt.pdf](#)
[18VARIANCE1101 Fence Detail.pdf](#)
[18VARIANCE1101_App Justif.pdf](#)
[18VARIANCE1101_BOZA PP.pdf](#)

8. [18CUP1123](#)

Request: Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Melford Avenue Short Term Rental
Location: 855 Melford Avenue
Owner/Applicant/Host: Mary Tortorice
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1123 APO Mtg.pdf](#)
[18CUP1123_BOZA PP.pdf](#)
[18CUP1123_BOZA Staff Rpt.pdf](#)

9. [18CUP1132](#)

Request: Conditional Use Permit for a private institutional use in a Single Family Zoning District
Project Name: Sleeping Rooms for church use only
Location: 9020 Stonestreet Road
Owner/Applicant: Christian Assembly Church
Representative: BlueStone Engineers, PLLC, Christopher Crumpton, P.E.
Jurisdiction: Louisville Metro
Council District: 25 - David Yates
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1132_Staff Report_02.03.18_.pdf](#)
[Site Plan .pdf](#)
[ElevationsFloor Plann.pdf](#)

10. [18CUP1138](#)

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

Project Name: Barret Avenue Short Term Rental

Location: 602 Barret Avenue

Owner/Applicant: Glenn Davis, GMJ Properties, LLC

Host: Jonathan Klunk, Key Source Properties

Jurisdiction: Louisville Metro

Council District: 4-Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [1st & 2nd floor plan.pdf](#)
[18CUP1138 Staff Report 12.03.18.pdf](#)

11. [18CUP1125](#)

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

Project Name: Rogers Short Term Rental

Location: 1227 Wolfe Avenue

Owner/Applicant: Cynthia Rogers and John Carli

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

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

Attachments: [18CUP1125 Power Point 120318.ppt](#)
[18CUP1125 Ssite Plan.pdf](#)
[18CUP1125 Staff Report 120318.pdf](#)
[18CUP1125 Letter of Explanation.pdf](#)
[18CUP1125 Neighborhood Meeting.pdf](#)

12. [18CUP1109](#)

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

Project Name: Brainard Short Term Rental

Location: 321 South Peterson Avenue

Owner/Applicant: Benjamin and Amanda Brainard

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

Attachments: [18CUP1109_Neighborhood Meeting.pdf](#)
[18CUP1109 Power Point 120318.ppt](#)
[18CUP1109 Site Plan.pdf](#)
[18CUP1109 Staff Report 120318.pdf](#)
[18CUP1109 Letter of Explanation.pdf](#)

13. [18NONCONFORM1032](#)

Request: A change in nonconforming use from a package liquor store to a convenience grocery store

Project Name: Kentucky Street Change in Nonconforming Use

Location: 701 E. Kentucky Street

Owner/Applicant: Clay Street Properties, LLC

Representative: Jonathan Wall

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Chris French, Planning & Design Supervisor

Attachments: [18NONCONFORM1032 701 E Kentucky St BOZA Presentation.ppt](#)
[18NONCONFORM1032 APP 10-24-18 Redacted.pdf](#)
[18NONCONFORM1032 Staff Report.pdf](#)

Adjournment