



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, February 20, 2023

1:00 PM

Online Via Webex

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 020623](#)

Business Session

2. [22-VARIANCE-0147](#)

Request:	Waiver of BOZA Policy 3.02.04 to allow a new application for Board action within one year of Board action on the same tract of property.
Project Name:	Glenview Avenue Variance
Location:	2200 Glenview Avenue
Owner/Applicant:	Eron Jaber
Jurisdiction:	Louisville Metro
Council District:	16 - Scott Reed
Case Manager:	Amy Brook, Planner I

3. [23-MVARIANCE-0001](#)

Request: A modified variance to allow a principal structure to encroach more than 30% into the required rear yard setback .

Project Name: Rudy Lane Variance

Location: 623 Rudy Lane

Owner: Loretta and Kurt Showalter

Applicant: Zach Schwager

Jurisdiction: Louisville Metro

Council District: 7- Paula McCraney

Case Manager: Amy Brooks, Planner I

Public Hearing**4. [22-MCUP-0001](#)**

Request: Modified Conditional Use Permit hearing in response to complaints related to excessive noise and explosions from the River Metals scrap metal processing facility

Project Name: River Metals Recycling

Location: 2110 Metal Ln, 2045 River Rd, 2114 Metal Ln, 2300 Metal Ln, 2255 Metal Ln, and 2601 River Green Cir.

Owner: River Metals Recycling, Inc.

Applicant: Planning Director

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Chris French, AICP, Planning and Design Supervisor

5. [22-APPEAL-0011](#)

Request: Appeal of an administrative decision regarding a zoning enforcement action.

Project Name: East Whitney Avenue Appeal

Location: 114 East Whitney Avenue

Owner: Glen E. Kerns

Appellant: Glen E. Kerns

Representative: Harry B. O'Donnell IV

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Chris French, Planning Supervisor

6. [22-WAIVER-0114&23-VAR-0114](#)

Request: Variance to allow an addition encroach into the side yard setback and a waiver to not provide the required landscape buffer area

Project Name: Bardstown Road Variance and Waiver

Location: 1331 Bardstown Road

Owner/Applicant: Charles Podgursky - C.R.P. & Associates, INC.

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Armstrong

Case Manager: Molly Clark, Planner II

7. [22-VARIANCE-0119](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of the lot; Variances to allow a primary structure to exceed the maximum front yard setback and the maximum building height .

Project Name: Rear Mulberry Street Variances

Location: 917 R. Mulberry Street

Owner: MBS Remodeling LLC

Applicant: Jamie Barnes

Jurisdiction: Louisville Metro

Council District: 15- Jennifer Chappell

Case Manager: Amy Brooks, Planner I

8. [22-VARIANCE-0142](#)

Request: Variance to allow a second story addition encroach into the side yard setback and a variance to allow the second story addition to exceed maximum height based on infill standards.

Project Name: Rammers Avenue Variance

Location: 1209 Rammers Avenue

Owner/Applicant: Andrew Max Balliet

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

9. [22-VARIANCE-0157](#)

Request: A variance to exceed the maximum fence height in the required front yard setback.

Project Name: Northwestern Parkway Fence Variance

Location: 2503 Northwestern Pky

Owner: Billy and Violet Simpson

Applicant: Billy Simpson

Jurisdiction: Louisville Metro

Council District: 5- Donna Purvis

Case Manager: Amy Brooks, Planner I

10. [22-VARIANCE-0168](#)

Request: A variance to allow an accessory structure to encroach into the front yard setback and a variance to exceed the maximum fence height in the required front yard setback .

Project Name: Harmon Court Variance

Location: 2503 Northwestern Pky

Owner: Kelly Rodriguez Britt and Daniel Rodriguez

Applicant: Daniel Rodriguez

Jurisdiction: Louisville Metro

Council District: 10- Pat Mulvihill

Case Manager: Amy Brooks, Planner I

11. [23-VARIANCE-0001](#)

Request: VARIANCE 1 to permit a freestanding sign to exceed area standards. VARIANCE 2 to permit a freestanding sign to exceed height standards.

Project Name: Freestanding Sign Variances

Location: 2935 Breckenridge Lane

Owner: Triple M Investments

Applicant: Signarama Dixie

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Beth Jones, AICP, Planner II

12. [22-CUP-0394](#)

Request: Conditional Use Permit to allow a transitional home in the R-6 Residential Multi-Family zoning district with a landscape waiver

Project Name: Dumesnil Transitional House
Location: 2735 Dumesnil Street
Owner: New Directions Housing Corp
Applicant: New Directions Housing Corp
Jurisdiction: Louisville Metro
Council District: 1 - Tammy Hawkins
Case Manager: Molly Clark, Planner II

13. [22-CUP-0395](#)

Request: Conditional Use Permit to allow a transitional home in the R-6 Residential Multi-Family zoning district with a landscape waiver

Project Name: Olive Street Transitional House
Location: 1369 Olive Street
Owner: New Directions Housing Corp
Applicant: New Directions Housing Corp
Jurisdiction: Louisville Metro
Council District: 1 - Tammy Hawkins
Case Manager: Molly Clark, Planner II

14. [22-CUP-0382](#)

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

Project Name: Coral Avenue Short Term Rental
Location: 196 Coral Avenue
Owner: KCE Properties LLC
Applicant: Christopher Esterle
Jurisdiction: Louisville Metro
Council District: 9- Andrew Owen
Case Manager: Heather Pollock, Planner I

15. [22-CUP-0385](#)

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

Project Name: S. Floyd Street Short Term Rental

Location: 1332 S. Floyd Street

Owner: Conrad & Cassandra Boyd

Applicant: Conrad & Cassandra Boyd

Jurisdiction: Louisville Metro

Council District: 6- Phillip Baker

Case Manager: Heather Pollock, Planner I

16. [22-CUP-0386](#)

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

Project Name: Sale Avenue Short Term Rental

Location: 1358 Sale Avenue

Owner: Limitless Properties LLC

Applicant: Chris Nilest

Jurisdiction: Louisville Metro

Council District: 15- Jennifer Chappell

Case Manager: Amy Brooks, Planner I

Adjournment