



Louisville Metro Government

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

Agenda - Final Board of Zoning Adjustment

Monday, July 20, 2026

1:00 PM

OldJail Auditorium

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Auditorium, 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, in opposition, or as other for any case, should visit the following link:

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

You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting this meeting in the Calendar tab:

<https://louisville.legistar.com/Calendar.aspx>

If you have any questions, please contact the case manager, or call the Office of Planning at 502-574-6230.

Call To Order

Approval Of Minutes

1. [06.29.2026 BOZA Minutes](#)

Attachments: [06.29.2026 BOZA Minutes.pdf](#)

Public Hearing

2. [26-VARIANCE-0085](#)

Request: Variance from Land Development Code Section 5.5.1.A.2 to allow a proposed building to exceed the maximum Front Yard and Street Side Yard setback of 5 feet. (Proposed Front Yard Setback of 25 feet and Street Side Yard Setback of 72 feet, for a Variance of 20 feet and 67 feet, respectively)

Project Name: Camp Ground Road Storage

Location: 3304 Camp Ground Road

Applicant: Acosta Realty LLC

Representative: Ed Revers

Jurisdiction: Louisville Metro

Council District: 1 - Tammy Hawkins

Case Manager: Abby Bills, Planner I

Attachments: [26-VARIANCE-0085_BOZASTaffReport_072026.pdf](#)
[26-VARIANCE-0085_Plan.pdf](#)
[26-VARIANCE-0085_Justification.pdf](#)

3. [26-MCUP-0007](#)

Request: Modified Conditional Use Permit with an associated Variance

Project Name: Fern Creek Pet Resort

Location: 5221 & 5225 Bardstown Road

Applicant: Kentucky Humane Society Animal Rescue

Representative: Sabak, Wilson & Lingo Inc.

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Sydney Fawcett, AICP, Planner I

Attachments: [26-MCUP-0007_BOZASTaffReport.pdf](#)
[26-MCUP-0007_plan_052826.pdf](#)
[26-MCUP-0007_ApplicantPresentation.pdf](#)
[26-MCUP-0007_LetterOfExplanation.pdf](#)
[26-VARIANCE-0061_Justification.pdf](#)

4. [26-VARIANCE-0067](#)

Request: Variance of the Land Development Code Section 5.3.1 to permit the height of the proposed structures to exceed the maximum height of 35 feet.

Project Name: Wesley Manor Senior Independent Living

Location: 5400 E Manslick Road

Applicant: Wesley Manor Retirement Community

Representative: Qk4

Jurisdiction: Louisville Metro

Council District: 24 - Ginny Mulvey-Woolridge

Case Manager: Catherine Gomez, Planner I

Attachments: [26-VARIANCE-0067_BOZASTaffReport_072026.pdf](#)
[26-VARIANCE-0067_InterestedPartyComment.pdf](#)
[26-VARIANCE-0067_Justification.pdf](#)

5. [26-VARIANCE-0074](#)

Request: Variance of the Land Development Code Section 5.4.2.C.3.a to permit an accessory structure to encroach into the rear yard setback.

Project Name: Garage Addition Variance

Location: 8202 Delido Road

Applicant: William Stopinski

Representative: Killian Contracting

Jurisdiction: Louisville Metro

Council District: 23 - Jeff Hudson

Case Manager: Catherine Gomez, Planner I

Attachments: [26-VARIANCE-0074_BOZASTaffReport_072026.pdf](#)
[26-VARIANCE-0074_Plan.pdf](#)
[26-VARIANCE-0074_Justification.pdf](#)

6. [26-MCUP-0003](#)

Request: Modified Conditional Use Permit for a private institutional use in a residential (R-4) zoning district (LDC 4.2.65)

Project Name: Christian Academy of Louisville

Location: 700, 700R, 702 S. English Station Road

Owner: Christian Academy of Louisville, Inc.

Applicant: Christian Academy of Louisville, Inc.

Representative: Land Design & Development, Inc.

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer; 19 - Anthony Piagentini

Case Manager: Kaitlin Dever, AICP, Planner II

Attachments: [26-MCUP-0003_StaffReport.pdf](#)
[26-MCUP-0003_Plan_060826.pdf](#)
[26-MCUP-0003_Renderings_060826.pdf](#)
[26-MCUP-0003_LetterofExplanation_020926.pdf](#)

7. [26-CUP-0101](#)

Request: Conditional Use Permit for an Off-Street Parking Area in the OR-3 zoning district (Development Code Article 15.15)

Project Name: Trinity High School Tennis Center Parking

Location: 150 Sears Avenue

Owner: Trinity High School Foundation

Applicant: Trinity High School Foundation

Representative: Land Design & Development, Inc.

Jurisdiction: St. Matthews

Council District: 9 - Andrew Owen

Case Manager: Mark Pinto, Planner II

Attachments: [26-CUP-0101_StaffReport_072026.pdf](#)
[26-CUP-0101_Plan_061726 \(1\).pdf](#)
[26-CUP-0101_LetterofExplanation.pdf](#)

8. [26-CUP-0092](#)

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

Project Name: Ellison Avenue Short Term Rental

Location: 1301 Ellison Avenue

Applicant: Fatima Elmakkaouy

Representative: Joe Bouab

Jurisdiction: Louisville Metro

Council District: 6 - JP Lyninger

Case Manager: Zach Schwager, Planner I

Attachments: [26-CUP-0092_BOZASTaffReport_072026.pdf](#)
[26-CUP-0092_BedroomPhotos.pdf](#)
[26-CUP-0092_ApplicantJustification.pdf](#)
[26-CUP-0092_LetterofExplanation.pdf](#)
[26-CUP-0092_NeighborhoodMeetingInfo.pdf](#)

9. [26-CUP-0102](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner (LDC 4.2.63)

Project Name: Short Term Rental

Location: 817 French Ave

Applicant: Sherry & Casey Westenhofer

Representative: Sherry & Casey Westenhofer

Jurisdiction: Louisville Metro

Council District: 10 - Josie Raymond

Case Manager: Abby Bills, Planner I

Attachments: [26-CUP-0102_BOZASTaffReport_072026.pdf](#)
[26-CUP-0102_BedroomPhotos.pdf](#)
[26-CUP-0102_Justification.pdf](#)
[26-CUP-0102_NeighborhoodMeetingInfo.pdf](#)

10. [26-CUP-0105](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner (LDC 4.2.63)

Project Name: Short Term Rental

Location: 4519 S 6th St

Applicant: David Tang

Representative: Melanie Tang

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Tyler Pobiedzinski, Planner I

Attachments: [26-CUP-0105_StaffReport_072026.pdf](#)
[26-CUP-0105_SitePlan.pdf](#)
[26-CUP-0105_Bedroom_Photos.pdf](#)
[26-CUP-0105_LetterofExplanation&Justification.pdf](#)
[Interested Party Comments.pdf](#)
[NeighborhoodMeetingInfo.pdf](#)

Adjournment

This meeting will begin at 1:00 PM Eastern/12:00 PM Central