



Louisville Metro Government

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

Agenda - Final-revised Board of Zoning Adjustment

Monday, June 29, 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. [6.15.2026 BOZA Minutes](#)

Attachments: [06.15.2026 BOZA Minutes.pdf](#)

Business Session

2. 26-VARIANCE-0047

Request: Variance from Indian Hills Land Development Code Section 4.4.C.2 to allow an encroachment into the required side yard setback

Project Name: Variance Application

Location: 57 Indian Hills Trail

Owner: Jeffrey Michael Emonz

Applicant: Jeffrey Michael Emonz

Representative: Bailey Remodeling & Construction

Jurisdiction: Indian Hills

Council District: District 16 - Scott Reed

Case Manager: Tyler Pobiedzinski, Planner I

Attachments: 26-VARIANCE-0047_BOZASTaffReport_062926.pdf
26-VARIANCE-0047_Plan.pdf
26-VARIANCE-0047_Elevation with Height.pdf
26-VARIANCE-0047_Adjacent Owner Affidavits.pdf
26-VARIANCE-0047_Justification.pdf

Public Hearing**3. [26-CUP-0079](#)**

Request: Conditional Use Permit to allow an Accessory Dwelling Unit in a residential (R-4) zoning district

Project Name: Accessory Dwelling Unit

Location: 11811 Mahogany Drive

Owner: Lanita Grimes

Applicant: Lanita Grimes

Representative: Ballart Remodeling

Jurisdiction: Louisville Metro

Council District: 14 - Crystal Bast

Case Manager: Kaitlin Dever, AICP, Planner II

Attachments: [26-CUP-0079_StaffReport.pdf](#)
[26-CUP-0079_Plan_061026.pdf](#)
[26-CUP-0079_Elevations_061026.pdf](#)
[26-CUP-0079_Justification_043026.pdf](#)
[26-CUP-0079_LetterofExplanation_021726.pdf](#)
[26-CUP-0079_NeighborhoodMeeting_043026.pdf](#)

4. [26-VARIANCE-0062](#)

Request: Variance to allow a fence to exceed the maximum permitted height along the front yard and for an accessory structure to encroach into the front yard setback

Project Name: Variance
Location: 4904 Hyde Park Dr
Applicant: Maisy Avila
Representative: Maisy Avila
Jurisdiction: Louisville Metro
Council District: District 12 - Jonathan Joseph
Case Manager: Catherine Gomez, Planner I

Attachments: [26-VARIANCE-0062_BOZASTaffReport.pdf](#)
[26-VARIANCE-0062_PLAN_060526.pdf](#)
[26-VARIANCE-0062_Justification.pdf](#)

5. [26-VARIANCE-0063](#)

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

Project Name: Victoria Drive Variance
Location: 7208 Victoria Drive
Applicant: Lou Developments, LLC
Representative: James Judd
Jurisdiction: Louisville Metro
Council District: 24 - Ginny Mulvey-Woolridge
Case Manager: Zach Schwager, Planner I

Attachments: [26-VARIANCE-0063_BOZA_Staff_Report_062926.pdf](#)
[26-VARIANCE-0063_Plan.pdf](#)
[26-VARIANCE-0063_Elevations.pdf](#)
[26-VARIANCE-0063_LetterofExplanation.pdf](#)
[26-VARIANCE-0063_ApplicantJustification.pdf](#)

6. [26-VARIANCE-0064](#)

Request: Variance to allow a fence to exceed the maximum permitted height along the street side yard

Project Name: 1469 Bland Street Privacy Fence Variance

Location: 1469 Bland Street

Applicant: Latosha Mathis

Representative: Latosha Mathis

Jurisdiction: Louisville Metro

Council District: District 6 - JP Lyninger

Case Manager: Sydney Fawcett, Planner I

Attachments: [26-VARIANCE-0064_BOZASTaffReport.pdf](#)
[26-VARIANCE-0064_Plan_052626.pdf](#)
[26-VARIANCE-0064_Justification.pdf](#)

7. [26-VARIANCE-0065/ 26-WAIVER-00](#)

Request: Variance from Land Development Code Section 5.4.1.E.1. to allow the accessory use area to exceed a depth of 60' (26-VARIANCE-0065) and a Waiver of Land Development Code Section 5.4.1.E.4. to allow an accessory structure to exceed the footprint of the principal structure. (26-WAIVER-0066)

Project Name: Merhoff St Storage & ADU

Location: 2635 Merhoff St

Applicant: Frank Vaxter Living Trust

Representative: Frank Vaxter

Jurisdiction: Louisville Metro

Council District: District 15 - Jennifer Chappell

Case Manager: Abby Bills, Planner I

Attachments: [26-VARIANCE-0065_BOZASTaffReport.pdf](#)
[26-VARIANCE-0065_Plan.pdf](#)
[26-VARIANCE-0065_Justification.pdf](#)
[26-VARIANCE-0065_LetterofExplanation.pdf](#)
[26-WAIVER-0066_Justification.pdf](#)

8. [26-VARIANCE-0072](#)

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

Project Name: Victoria Drive Variance

Location: 7210 Victoria Drive

Applicant: Lou Developments, LLC

Representative: James Judd

Jurisdiction: Louisville Metro

Council District: 24 - Ginny Mulvey-Woolridge

Case Manager: Zach Schwager, Planner I

Attachments: [26-VARIANCE-0072_BOZA Staff Report_062926.pdf](#)
[26-VARIANCE-0072_Plan.pdf](#)
[26-VARIANCE-0072_Elevations.pdf](#)
[26-VARIANCE-0072_ApplicantJustification.pdf](#)
[26-VARIANCE-0072_LetterofExplanation.pdf](#)

9. [26-MCUP-0002](#)

Request: Modified Conditional Use Permit for a Private Institutional
Use with an associated Variance and Waivers.

Project Name: First Baptist Church of Fairdale

Location: 413 Fairdale Rd

Owner: First Baptist Church of Fairdale

Applicant: First Baptist Church of Fairdale

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 13 - Dan Seum Jr.

Case Manager: Mark Pinto, Planner II

Attachments: [26-MCUP-0002_BOZA Staff Report_062926.pdf](#)
[26-MCUP-0002_Plan_060326 \(2\).pdf](#)
[26-MCUP-0002_Elevations_031926 \(1\).pdf](#)
[26-MCUP-0002_ApplicantJustificationStatements.pdf](#)
[26-MCUP-0002_ApplicantLetterofExplanation.pdf](#)
[26-MCUP-0002_PublicCommentsasof061826.pdf](#)

10. [26-MCUP-0010](#)

Request: Modified Conditional Use Permit for a Private Proprietary Club with an associated Variance.
Project Name: Rockdale Private Proprietary Club
Location: 12111 Taylorsville Rd
Owner: Donald Wenzel Jr.
Applicant: Donald Wenzel Jr.
Representative: Donald Wenzel Jr.
Jurisdiction: Louisville Metro
Council District: 11 - Kevin Kramer
Case Manager: Mark Pinto, Planner II

Attachments: [26-MCUP-0010_BOZA Staff Report_062926.pdf](#)
[26-MCUP-0010_SitePlan.pdf](#)
[26-MCUP-0010_Elevations.pdf](#)
[26-MCUP-0010_ApplicantLetterofExplanation.pdf](#)

11. [26-CUP-0083](#)

Request: Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) in R-5 zoning
Project Name: Accessory Dwelling Unit
Location: 4561 S. 3rd St
Applicant: Zachariah Saleh
Representative: Zachariah Saleh
Jurisdiction: Louisville Metro
Council District: 21 - Betsy Ruhe
Case Manager: Jude Mattingly, Planner II

Attachments: [26-CUP-0083 Staff Report BOZA 06292026.pdf](#)
[26-CUP-0083 Exterior Photos.pdf](#)
[26-CUP-0083 Interior Photos.pdf](#)
[26-CUP-0083 Letter of Explanation.pdf](#)
[26-CUP-0083 Neighborhood Meeting Summary.pdf](#)

12. [26-CUP-0075](#)

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: 1601 Newburg Rd

Applicant: Peachtree Manor LLC

Representative: Farooq Shaheen

Jurisdiction: Louisville Metro

Council District: 8 - Ben Reno-Weber

Case Manager: Abby Bills, Planner I

Attachments: [26-CUP-0075_BOZASTaffReport_062926.pdf](#)
[26-CUP-0075_BedroomPhotos.pdf](#)
[26-CUP-0075_Justification.pdf](#)
[26-CUP-0075_LetterofExplanation.pdf](#)
[26-CUP-0075_NeighborhoodMeetingInfo.pdf](#)

13. [26-CUP-0088](#)

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: 1535 S 32nd St

Applicant: Elmore George III

Representative: Elmore George III

Jurisdiction: Louisville Metro

Council District: 1 - Tammy Hawkins

Case Manager: Catherine Gomez, Planner I

Attachments: [26-CUP-0088_StaffReport_062926.pdf](#)
[26-CUP-0088_Bedroom Photos.pdf](#)
[26-CUP-0088_Justification.pdf](#)
[26-CUP-0088_Neighborhood Meeting.pdf](#)

Adjournment

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