



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, February 18, 2019

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 02.04.19](#)

Approval of the Minutes from the February 4, 2019 Board of Zoning Adjustment Annual Meeting.

Approval of the Minutes from the February 4, 2019 Board of Zoning Adjustment Regular Meeting.

Attachments: [BOZA Minutes 02.04.19\(Annual Mtg\).pdf](#)
[BOZA_Minutes_02.04.19.pdf](#)

Public Hearing

2. [19VARIANCE1003](#)

Request:	*TO BE CONTINUED TO 3-4-19* Variance to exceed maximum corner lot setback and allow parking in front of a structure in a traditional form district
Project Name:	Goodfellows Pizza
Location:	1250 E Broadway
Owner	Kennie and Patricia Combs
Applicant:	Frank Culbertson
Jurisdiction:	Louisville Metro
Council District:	8-Brandon Coan
Case Manager:	Jay Lockett, Planner I, AICP

3. [19VARIANCE1001](#)

Request: Variances and waivers for a sign
Project Name: Churchill Downs Sign Variance and Waiver
Location: 3100 S 4th Street
Owner/Applicant: AQ Properties LLC
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [19VARIANCE1001_18WAIVER1053_site plan_010719.pdf](#)
[19VARIANCE1001_18WAIVER1053_Staff Presentation.ppt](#)
[19VARIANCE1001_applicant justification.pdf](#)
[18WAIVER1053_applicant justification.pdf](#)
[19VARIANCE1001_18WAIVER1053_BOZA Staff Report_021319.pdf](#)
[19VARIANCE1001_18WAIVER1053_renderings.pdf](#)

4. [19VARIANCE1000](#)

Request: Variance to allow a structure to exceed the maximum height
Project Name: Marret Avenue Variance
Location: 520 Marret Avenue
Owner: David L. Thorson - Duke MFG, Inc.
Applicant: Kelli Jones - Sabak, Wilson & Lingo, Inc.
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1000_Staff Pres.ppt](#)
[OldSilo.GIF](#)
[19VARIANCE1000_ApplicantJustification.pdf](#)
[19VARIANCE1000_Elevations.pdf](#)
[19VARIANCE1000_Plan.pdf](#)
[19VARIANCE1000_Staff Report_BOZA 021819.pdf](#)

5. [19VARIANCE1002](#)

Request: Variance to allow signage to exceed 60 sq. ft. on one façade
Project Name: Story Avenue Variance
Location: 1201 Story Avenue
Owner: Andy Blieden, Jakeland LLC
Applicant: Tanya Scott - Signarama Downtown
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1002_ApplicantJustification.pdf](#)
[19VARIANCE1002_Elevations.pdf](#)
[19VARIANCE1002_Staff Pres.ppt](#)
[19VARIANCE1002_Staff Report_BOZA 021819.pdf](#)

6. [17CUP1117](#)

Request: Conditional Use Permit for short term rental of dwelling units
not the primary residence of the host
Project Name: Southern Pkwy Short Term Rental
Location: 3818 Southern Parkway
Owner: Michael T. Fallot
Host: James Wallace & Co.
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1117_BOZA PP.pdf](#)
[17CUP1117_BOZA Staff Rpt.pdf](#)
[18CUP1117_InsidePhotos.pdf](#)
[17CUP1117_APO Mtg.pdf](#)

7. [18CUP1156](#)

Request: Conditional Use Permit for short term rental of a dwelling unit
not the primary residence of the host
Project Name: Waverly Term Rental
Location: 115 Waverly Court
Owner/Applicant/Host: Luke Newbauer
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1156_BOZA PP.pdf](#)
[18CUP1156_BOZA Staff Rpt.pdf](#)
[18CUP1156_Interior Pics.pdf](#)
[18CUP1156_APO Mtg.pdf](#)

8. [18CUP1167](#)

Request: Conditional Use Permit for a private institutional use in a single family zoning district

Project Name: Existing Church Campus

Location: 9900 Brownsboro Road

Owner Northeast Christian Church

Applicant: Sarah Beth Sammons, RLA, Land Design & Development

Jurisdiction: Louisville Metro

Council District: 17 -Markus Winkler

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1167 staff power point.ppt](#)
 [18CUP1167 Staff Report 02.18.2019.pdf](#)

9. [18CUP1087](#)

Request: Conditional Use Permit for a short term rental unit that is not the primary residence of the host in an R-5A District

Project Name: Short Term Rental

Location: 141 Pope Street

Owner Douglas Stockley

Applicant: Ana Ajero

Jurisdiction: Louisville Metro

Council District: 9-Bill Hollander

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1087 Staff Pres.ppt](#)
 [18CUP1087 Staff Report 02.18.19.pdf](#)

10. [18CUP1159](#)

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

Project Name: Borel Short Term Rental

Location: 4406 Brownhurst Way

Owner/Applicant: Thelma Rachelle Borel

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

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

Attachments: [18CUP1159 Power Point 021819.ppt](#)
 [18CUP1159 Site Plan.pdf](#)
 [18CUP1159 Staff Report 021819.pdf](#)
 [18CUP1159 Neighborhood Meeting.pdf](#)

11. [19CUP1000](#)

Request: Conditional Use Permit for an accessory apartment
Project Name: Stettler Accessory Apartment
Location: 7405 Arnoldtown Road
Owner/Applicant: Robert and Sherri Stettler
Jurisdiction: Louisville Metro
Council District: 25 - David Yates
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19CUP1000_Power Point_0218198.ppt](#)
[19CUP1000_Staff Report_021819.pdf](#)
[Neighborhood Meeting_021819.pdf](#)

12. [16CUP1076](#)

Request: Conditional Use Permit for short-term rental of a dwelling unit that is not the primary residence of the host
Project Name: Stettler Short Term Rental
Location: 7405 Arnoldtown Road
Owner/Applicant: Robert and Sherri Stettler
Jurisdiction: Louisville Metro
Council District: 25 - David Yates
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [16CUP1076_Staff Report_021819.pdf](#)
[Neighborhood Meeting_021819.pdf](#)
[16CUP1076_Power Point_0218198.ppt](#)

13. [18CUP1071](#)

Request: **THIS CASE WILL NOT BE HEARD BEFORE 5:30 P.M.**
Conditional Use Permit to allow a rehabilitation home
Project Name: Driven Purpose Sober Living
Location: 4610 West Market Street
Owner/Applicant: Jason Smith
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [18CUP1071_Power Point_0218198.ppt](#)
[18CUP1071_Site Plan.pdf](#)
[18CUP1071_Staff Report_021819.pdf](#)
[18CUP1071_Letters of Support.pdf](#)
[18CUP1071_Neighborhood Meeting.pdf](#)
[18CUP1071_Opposition Letters.pdf](#)

Adjournment

