



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, April 1, 2019

1:00 PM

Old Jail Auditorium

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 03.18.19](#)

Approval of the Minutes from the March 18, 2019 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 03.18.19.pdf](#)

#### Business Session

2. [19VARIANCE1019](#)

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

Project Name: Hillsboro Road Variance

Location: 3609 Hillsboro Road

Owner/Applicant: Elizabeth & John Bland

Jurisdiction: City of St. Matthews

Council District: 26 - Brent Ackerson

Case Manager: Zach Schwager, Planner I

**Attachments:** [19VARIANCE1019\\_PLAN.pdf](#)

[19VARIANCE1019\\_Staff Report\\_BOZA 040119.pdf](#)

[19VARIANCE1019\\_ApplicantJustification.pdf](#)

[19VARIANCE1019\\_Elevations.pdf](#)

#### Public Hearing

**3. [18CUP1185](#)**

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

Project Name: Roosevelt Short Term Rental

Location: 4126 Roosevelt Avenue

Owner/Applicant/Host: DHI IV LLC

Jurisdiction: Louisville Metro

Council District: 10- Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1185\\_BOZA PP.pdf](#)  
[18CUP1185\\_BOZA Staff Rpt.pdf](#)  
[18CUP1185\\_BR Pics.pdf](#)  
[18CUP1185\\_Comment.pdf](#)  
[18CUP1185\\_APO Mtg.pdf](#)

**4. [19VARIANCE1003](#)**

Request: Variance to allow a structure to exceed the maximum setback, variance to allow a dumpster enclosure to encroach into a rear setback, a waiver to allow parking in front of a structure in the Traditional Marketplace Corridor form district, and a landscape waiver

Project Name: Goodfellas Pizza

Location: 1242, 1244, 1246, 1248, 1250 E Broadway and 708 Baxter Ave

Owner: Kennie and Patricia Combs

Applicant: Long Construction Co

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Jay Lockett, AICP, Planner I

**Attachments:** [Goodfellas Development Plan 2019-0325.pdf](#)  
[Goodfellas Landscape Plan 2019-0325.pdf](#)  
[18BROD1014 Final Report - Approval with Conditions.pdf](#)  
[19VARIANCE1003 Applicant justifications.pdf](#)  
[19VARIANCE1003\\_BOZA Staff Pres\\_040119.ppt](#)  
[19VARIANCE1003\\_BOZA Staff Report\\_040119.pdf](#)  
[19VARIANCE1003\\_Victor Davenport Letter of Concern.pdf](#)  
[190307\\_Goodfellas LOU\\_overlay presentation.pdf](#)

**5. [19VARIANCE1014](#)**

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

Project Name: Harvard Drive Variance

Location: 1846 Harvard Drive

Owner(s): Kimberly & Kevin Thieneman

Applicant: Anne Del Prince

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

**Attachments:** [19VARIANCE1014\\_Staff Pres.ppt](#)  
[19VARIANCE1014\\_Staff Report\\_BOZA 040119.pdf](#)  
[19VARIANCE1014\\_ApplicantJustification.pdf](#)  
[19VARIANCE1014\\_ELEVATIONS.pdf](#)  
[19VARIANCE1014\\_PLAN.pdf](#)

**6. [19VARIANCE1015](#)**

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

Project Name: Albany Avenue Variance

Location: 216 Albany Avenue

Owner: Ellis Family Trust Agreement

Applicant: Beverly Baker

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

**Attachments:** [19VARIANCE1015\\_RENDERINGS.pdf](#)  
[19VARIANCE1015\\_Staff Pres.ppt](#)  
[19VARIANCE1015\\_Staff Report\\_BOZA 040119.pdf](#)  
[19VARIANCE1015\\_ApplicantJustification.pdf](#)  
[19VARIANCE1015\\_PLAN.pdf](#)

**7. [18CUP1168](#)**

Request: Conditional Use Permit for a short term rental unit not the primary residence of the host  
Project Name: Short Term Rental  
Location: 129 N Charlton  
Owner/Applicant/Host: Teresa Willis and Laura Snyder  
Jurisdiction: Louisville Metro  
Council District: 9 - Bill Hollander  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1168\\_129 N Charlton\\_BOZA PP.pdf](#)  
[18CUP1168\\_129 N Charlton\\_BOZA Staff Rpt.pdf](#)  
[18CUP1168\\_129 N Charlton\\_BR Pics.pdf](#)  
[18CUP1168\\_129 N Charlton\\_APO Mtg.pdf](#)  
[18CUP1168\\_129 N Charlton\\_Appl Statement.pdf](#)

**8. [19CUP1021](#)**

Request: Modification of a Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in a C-1 zoning district  
Project Name: Goss Alcohol Sales Modification  
Location: 1031 Goss Avenue  
Owner: BCCN Real Estate Holdings LLC  
Applicant: Goss Avenue Restaurant LLC  
Representative: Bardenwerper Talbott & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 10 - Pat Mulvihill  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [19CUP1021\\_1031 Goss Ave\\_PP.pdf](#)  
[Final Dev Plan.PNG](#)  
[19CUP1021\\_1031 Goss Ave\\_BOZA Staff Rpt.pdf](#)

**9. [19CUP1039](#)**

Request: Modification of a Conditional Use Permit for a short term rental unit not the primary residence of the host  
Project Name: W Lee Short Term Rental  
Location: 314 W Lee Street  
Owner/Applicant: Craig Henderson  
Host: Michelle James  
Jurisdiction: Louisville Metro  
Council District: 6 - David James  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [19CUP1039\\_314 W Lee\\_BOZA Staff Rpt.pdf](#)  
[19CUP1039\\_314 W Lee\\_BR Pics Combined.pdf](#)  
[19CUP1039\\_314 W Lee\\_BOZA PP.pdf](#)

**10.** [18CUP1179](#)

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

Project Name: Short Term Rental

Location: 112 Harlan Avenue

Owner: Yaaawooo Realty LLC

Applicant: Freddie Robinson

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [Staff Report .pdf](#)  
[Staff .ppt](#)

**11.** [18CUP1188](#)

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

Project Name: Short Term Rental

Location: 1700 Payne Street

Owner: Fowl Water LLC

Applicant: Matthew Fowler

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [Staff Report .pdf](#)  
[Staff .ppt](#)

**12.** [18CUP1197](#)

Request: Conditional Use Permit for a Commercial Kennel

Project Name: Kennel

Location: 3017 Hunsinger Lane

Owner: Louisville Realty Holdings LLC, Arthur Migirov

Applicant: Howellco Garage Builders, Steven Howell

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [Staff Report.pdf](#)  
[Staff .ppt](#)

**Adjournment**