



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, June 19, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 06.05.17](#)

Approval of the Minutes from the June 5, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 06.05.17.pdf](#)

Business Session

2. [17VARIANCE1024](#)

Request:	Variance to reduce the private yard area
Project Name:	1302 Willow Ave Porch and Garage
Location:	1302 Willow Ave
Owner:	Theodore & Bridget Wathen
Applicant:	Christopher Quirk - Period Architecture
Representative:	Christopher Quirk
Jurisdiction:	Louisville Metro
Council District:	8 - Brandon Coan
Case Manager:	Dante St. Germain, Planner I

Attachments: [17VARIANCE1024_site_plan_050817.pdf](#)

[17VARIANCE1024_Staff_Report_BOZA_061917.pdf](#)

[17VARIANCE1024_applicant_justification.pdf](#)

[17VARIANCE1024_elevations.pdf](#)

Public Hearing

3. [17VARIANCE1021](#)

Request: Variances to permit encroachment into required side and rear yards

Project Name: 810 Philips Lane

Location: 810 Phillips Lane

Owner: Garnet Hospitality LLC

Applicant: Garnet Hospitality LLC

Representative: BTM Engineering Inc.

Jurisdiction: Louisville Metro

Council District: 21 - Dan Johnson

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17VARIANCE1021_Phillips Ln_BOZA PP.ppt](#)
[17VARIANCE1021_Phillips Ln_BOZA_Staff Rpt.pdf](#)
[17DEVPLAN1060_Plan_5.5.17.pdf](#)
[17VARIANCE1021_Phillips Lane_App Justif.pdf](#)

4. [17CUP1027](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District (TNZD)

Project Name: Short Term Rental

Location: 523 W. St. Catherine Street

Owner: Laurie Baldwin Fallon

Applicant: Laurie Baldwin Fallon

Representative: Laurie Baldwin Fallon

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1027_523 W St Catherine_BOZA Staff Rpt.pdf](#)
[17CUP1027_523 W St Catherine_PP.ppt](#)

5. [17VARIANCE1030](#)

Request: Variances from the required 10' side yard setbacks
Project Name: 1122 Rogers Street Addition
Location: 1122 Rogers Street
Owner: Rogers Street Firehouse LLC
Applicant: Dinsmore & Shohl LLC
Representative: Cliff Ashburner
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1030_Staff Pres.ppt](#)
[17VARIANCE1030_Staff Report_BOZA 061917.pdf](#)
[17VARIANCE1030_applicant_justification.pdf](#)
[17VARIANCE1030_site plan_051917.pdf](#)

6. [17VARIANCE1026](#)

Request: Variance from the required 50' street side yard setback and
variance from the required 65' front yard setback
Project Name: 2005 Lakeland Road Garage and Additions
Location: 2005 Lakeland Road
Owner: Off Ice Flips
Applicant: Ludmila Dimitrov
Representative: Ludmila Dimitrov
Jurisdiction: Louisville Metro
Council District: 17 - Glen Stuckel
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1026_Staff Pres.ppt](#)
[17VARIANCE1026_Staff Report_BOZA 061917.pdf](#)
[17VARIANCE1026_applicant_justification.pdf](#)
[17VARIANCE1026_site plan_060617.pdf](#)
[17VARIANCE1026_interested_party_comments.pdf](#)

7. [17VARIANCE1031](#)

Request: Variance from the required 6' side yard setback
Project Name: 313 Fairlawn Avenue Addition
Location: 313 Fairlawn Avenue
Owner: Kimberlee Kessler
Applicant: Gary Doda - Affordable Builders
Representative: Gary Doda
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1031_Staff Report_BOZA 061917.pdf](#)
[17VARIANCE1031_existing_conditions.pdf](#)
[17VARIANCE1031_Staff Pres.ppt](#)
[17VARIANCE1031_site plan_052517.pdf](#)
[17VARIANCE1031_applicant_justification.pdf](#)

8. [16CUP1067](#)

Request: Conditional Use Permit to allow an accessory apartment in an R-5 zoning district
Project Name: None
Location: 1677 Trigg Avenue
Owner: Herman Harris
Applicant: Herman Harris
Representative: Herman Harris
Jurisdiction: Louisville Metro
Council District: 10- Pat Mulvihill
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [16CUP1067 Powerpoint 061917.ppt](#)
[16CUP1067_Site Plan.pdf](#)
[16CUP1067_Staff Report_061917.pdf](#)
[16CUP1067_Compliance Letter.pdf](#)
[16CUP1067_Neighborhood Meeting.pdf](#)

