



Louisville Metro Government

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

Agenda - Final Board of Zoning Adjustment

Monday, May 18, 2026

1:00 PM

Old Jail

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

[ID 26-0389](#)

Public Hearing

[26-APPEAL-0002](#)

Request:	Appeal of a staff determination to deny nonconforming rights. Continued from the May 14, 2026, Board of Zoning Adjustment Meeting
Project Name:	Wilson Ave Fence
Location:	1744, 1746, and 1756 Wilson Ave
Applicant:	Chapook Dizayee
Representative:	Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	6 - J.P. Lyninger
Case Manager:	Amy Brooks, Planning Supervisor

[26-VARIANCE-0042](#)

Request: Variance from Land Development Code Table 5.3.2 to allow a parking lot to encroach in the required front yard setback.

Project Name: 3rd Street Road Parking Expansion

Location: 10014 3rd Street Road

Applicant: Richard Orsoto

Representative: Richard Orsoto

Jurisdiction: Louisville Metro

Council District: 12 - Johnathan Joseph

Case Manager: Abby Bills, Planner I

[25-VARIANCE-0118](#)

Request: Variance from Land Development Code Section 4.4.3 to allow a fence to exceed the maximum permitted height of 3.5 feet within the required street side yard setback

Project Name: Home Residential Fence

Location: 1833 Alfresco Pl

Applicant: Steven & Maria Hone

Representative: Maria Hone

Jurisdiction: Louisville Metro

Council District: 8 - Ben Reno-Weber

Case Manager: Tyler Pobiedzinski, Planner I

[26-VARIANCE-0033](#)

Request: Variance from Land Development Code (LDC) section 4.4.3.A.1.a.i to allow a fence to exceed 48 inches in the front yard setback

Project Name: Tearose Dr Fence

Location: 6514 Tearose Dr

Applicant: Jeffrey Gilbert

Representative: Jeffrey Gilbert

Jurisdiction: Louisville Metro

Council District: 14 - Crystal Bast

Case Manager: Abby Bills, Planner I

[26-VARIANCE-0048](#)

Request: Variance from Land Development Code (LDC) Table 4.8.1 to encroach into the required 100ft Protected Waterway Buffer.

Project Name: T+C Maintenance Garage

Location: 6301 Pendleton Rd

Applicant: Peek A Boo LLC

Representative: OHM Advisors

Jurisdiction: Louisville Metro

Council District: 14 - Crystal Bast

Case Manager: Catherine Gomez, Planner I

[26-VARIANCE-0050](#)

Request: Variance from Land Development Code Table 5.3.2 to allow a parking lot to encroach in the required front yard setback.

Project Name: 3rd Street Road Parking Expansion

Location: 10014 3rd Street Road

Applicant: Richard Orsoto

Representative: Richard Orsoto

Jurisdiction: Louisville Metro

Council District: 12 - Johnathan Joseph

Case Manager: Abby Bills, Planner I

[26-CUP-0051](#)

Request: Conditional Use Permit to allow Rehabilitation Home in the R-4 & R-7 zoning districts (LDC 4.2.31)

Project Name: Breckenridge Lane Rehabilitation Home

Location: 3116 Breckenridge Ln

Applicant: J Bauer Properties LLC

Representative: Candace Durham, Reclaim Recovery Louisville

Jurisdiction: Louisville Metro

Council District: 26 - Brent T Ackerson

Case Manager: Zack Jones, Planner II

[25-CUP-0157](#)

Request: Conditional Use Permit Revocation

Project Name: Short Term Rental - 25-CUP-0157

Location: 3126 Virginia Ave

Owner: Judy Moses

Applicant: N/A

Representative: N/A

Jurisdiction: Louisville Metro

Council District: 1 - Tammy Hawkins

Case Manager: Joseph Haberman, Planning & Design Manager

[26-CUP-0066](#)

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

Project Name: Short Term Rental

Location: 2313 Branning Rd

Applicant: Natalya Whitaker

Representative: Natalya Whitaker

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Mollie Share, Planner I

[26-CUP-0070](#)

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

Project Name: Short Term Rental

Location: 1064 Eastern Parkway

Applicant: Roberson, Family Revocable Trust

Representative: Shelby Jordan

Jurisdiction: Louisville Metro

Council District: 15 - Jennifer Chappell

Case Manager: Tyler Pobiedzinski, Planner I

[26-APPEAL-0001](#)

Request: Appeal of a Citation related to a Short-Term Rental

Project Name: 3004 Cleveland Blvd Citation Appeal

Location: 3004 Cleveland Blvd

Applicant: Osman Sufi

Representative: Osman Sufi

Jurisdiction: Louisville Metro

Council District: 9 - Andrew Owen

Case Manager: Jay Lockett, AICP, Planning Supervisor

[26-APPEAL-0003](#)

Request: Appeal of a Citation related to a Short-Term Rental

Project Name: 3004 Cleveland Blvd Citation Appeal

Location: 3004 Cleveland Blvd

Applicant: Osman Sufi

Representative: Osman Sufi

Jurisdiction: Louisville Metro

Council District: 9 - Andrew Owen

Case Manager: Jay Lockett, AICP, Planning Supervisor

Adjournment