



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, December 19, 2022

1:00 PM

Old Jail Auditorium

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 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, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 12.05.22](#)

Approval of the minutes of the December 5, 2022 Board of Zoning Adjustment meeting.

Public Hearing

2. [22-VARIANCE-0141](#)

Request:	Variance to allow an addition to encroach into the street side yard setback (22-VARIANCE-0141) and a variance to allow parking within the front yard setback (22-VARIANCE-0162).
Project Name:	Zoom Group
Location:	4545 Taylorsville Road
Owner/Applicant:	Zoom Group, Inc
Jurisdiction:	Louisville Metro
Council District:	11 - Kevin Kramer
Case Manager:	Clara Schweiger, Planner I

3. [22-VARIANCE-0147](#)

Request: Variance to allow an addition to encroach into the required street side yard setback.

Project Name: Glenview Avenue Variance

Location: 2200 Glenview Ave.

Owner/Applicant: Eron Jaber

Jurisdiction: Louisville Metro

Council District: 16-Scott Reed

Case Manager: Amy Brooks, Planner I

4. [22-MCUP-0012](#)

Request: Modified Conditional Use Permit for an institutional use (“Residential Transitional Treatment Center”)

Project Name: St. Vincent de Paul

Location: 431 E. St. Catherine Street

Owner/Applicant: Society of St. Vincent de Paul, Council of Louisville - Sarah Graham

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Joel Dock, AICP, Planning Coordinator

5. [22-CUP-0227](#)

Request: Conditional Use Permit for a Hospital/Medical Clinic

Project Name: Baptist Health Freestanding Emergency Room

Location: 7702 Bardstown Road

Owner: Will Realty, LLC

Applicant: Land Design & Development

Representative: Land Design & Development

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Molly Clark, Planner II

6. [22-CUP-0245](#)

Request: Conditional Use Permit for a Private Non-Profit Club

Project Name: Louisville Outlaws, INC

Location: 1915 W Market Street

Owner: Louisville Outlaws, INC

Applicant: Dustin Harrig

Representative: Dustin Harrig

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Molly Clark, Planner II

7. [22-CUP-0271](#)

Request: Conditional Use Permit for a Private Institutional Use
Project Name: Down Syndrome of Louisville Educational Foundation
Location: 5001 S Hurstbourne Parkway
Owner: D.S. Education Foundation
Applicant: AL Engineering Inc.
Representative: AL Engineering Inc.
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Molly Clark, Planner II

8. [22-CUP-0315](#)

Request: Conditional Use Permit for outdoor alcohol sales and consumption
Project Name: Senora Arepa Restaurant
Location: 117 St. Matthews Avenue
Owner: Louisville Timber & Wooden Products Co.
Representative: Forza Architecture, Inc. - Stephen Tracy
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Joel Dock, AICP, Planning Coordinator

9. [22-CUP-0333](#)

Request: Conditional Use Permit for child care and front setback variance
Project Name: Poplar Montessori
Location: 4624 Poplar Level Road
Owner/Applicant: Poplar Montessori - Pilar Cruz
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Joel Dock, AICP, Planning Coordinator

10. [22-CUP-0347](#)

Request: Conditional Use Permit for hospital with waivers and a variance
Project Name: Norton Hospital
Location: 2820 W Broadway
Owner/Applicant: Norton Hospitals Inc.
Jurisdiction: Louisville Metro
Council District: 4- Jecorey Arthur
Case Manager: Julia Williams, AICP, Planning Supervisor

11. [22-APPEAL-0012](#)

Request: Appeal of an administrative decision to deny a retail license for a Smoking Retail Store for non-compliance with the zoning requirements in the Land Development Code (LDC).

Project Name: Bardstown Road Appeal

Location: 3333 Bardstown Road

Owner: Nigam Retail Complex, LLC

Appellant: Nigam Retail Complex, LLC

Representative: Shunnarah Law Firm

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Chris French, Planning & Design Supervisor

Adjournment