



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, March 4, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 02.18.19](#)

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

Attachments: [BOZA Minutes 02.18.19.pdf](#)

Business Session

2. [18CUP1186](#)

Request: Modified Conditional Use Permit request to allow a 392 square foot security building

Project Name: Security Building Expansion

Location: 1200 Story Avenuet

Owner: JBS Swift

Applicant: Glenn Price, Frost Brown Todd LLC

Jurisdiction: Louisville Metro

Council District: 4-Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [Staff Report.pdf](#)

Public Hearing

3. [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

Project Name: Goodfellas Pizza

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

Owner: Kennie and Patricia Combst

Applicant: Long Construction Co

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19VARIANCE1003_BOZA_Staff_Pres_030419.ppt](#)
[19VARIANCE1003_BOZA_Staff_Report_030419.pdf](#)
[Goodfellas - DEVELOPMENT PLAN - 19-0221.pdf](#)
[19VARIANCE1003_Applicant_justifications.pdf](#)

4. [19VARIANCE1008](#)

Request: Variance to allow an accessory structure to encroach into the required rear yard setback

Project Name: Stowers Lane Variance

Location: 2221 Stowers Lane

Owner: F R Bennett

Applicant: Frank Russell Bennett

Jurisdiction: City of Shively

Council District: 3 - Keisha Dorsey

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1008_Staff_Pres.ppt](#)
[19VARIANCE1008_Staff_Report_BOZA_030419.pdf](#)
[19VARIANCE1008_ApplicantJustification_1-24-2019.pdf](#)
[19VARIANCE1008_Plan_1-24-2019.pdf](#)

5. [18VARIANCE1102](#)

Request: Variance to permit a structure to permit a residence to encroach on the required street side yard in a Neighborhood form district

Project Name: Street Side Yard Variance

Location: 712 Grant Avenue

Owner/Applicant: Andrew Ernspiker Jr. Inc.

Jurisdiction: Louisville Metro

Council District: 18 - Marilyn Parker

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18VARIANCE1102_712 Grant Ave_BOZA PP.pptx](#)
[18VARIANCE1102_712 Grant Ave_BOZA Staff Rpt.pdf](#)
[18VARIANCE1102_712 Grant Ave_Appl Justif.pdf](#)

6. [18VARIANCE1117](#)

Request: Variance permit an accessory structure to encroach on the required private yard in a Traditional Neighborhood Form District

Project Name: Private Yard Variance

Location: 2027 Boulevard Napoleon

Owner: David Wilson

Applicant: Distinctive Design

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18VARIANCE1117_2027 Blvd Napoleon_BOZA PP.pdf](#)
[18VARIANCE1117_2027 Blvd Napoleon_BOZA Staff Rpt.pdf](#)
[18VARIANCE1117_2027 Blvd Napoleon_Final Site Plan.pdf](#)
[18VARIANCE1117_2027 Blvd Napoleon_Appl Justif.pdf](#)

7. [19VARIANCE1006](#)

Request: Variance to permit a fence to exceed the permitted height in a Traditional Neighborhood form district

Project Name: Fence Height Variance

Location: 4521 S. 1st Street

Owner/Applicant: Gladys Diaz Perez.

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19VARIANCE1006_4521 S 1st_BOZA PP.pdf](#)
[19VARIANCE1006_4521 S 1st_BOZA Staff Rpt.pdf](#)
[19VARIANCE1006_4521 S 1st_Comment.pdf](#)
[19VARIANCE1006_4521 S 1st_Appl Justif.pdf](#)

8. [19VARIANCE1007](#)

Request: Variance to allow a proposed addition to encroach into the required side yard
Project Name: Nelson Addition
Location: 2912 Garfield Avenue
Owner/Applicant: Keith Nelson
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19VARIANCE1007_Site Plan.pdf](#)
[19VARIANCE1007_Applicant Information.pdf](#)
[19VARIANCE1007_Power Point_030419.ppt](#)
[19VARIANCE1007_Staff Report_030419.pdf](#)

9. [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_4126 Roosevelt_BOZA PP.pdf](#)
[18CUP1185_4126 Roosevelt_BOZA Staff Rpt.pdf](#)
[18CUP1185_4126 Roosevelt_Comment.pdf](#)
[18CUP1185_4126 Roosevelt_APO Mtg.pdf](#)

10. [18CUP1077](#)

Request: Conditional Use Permit for an accessory apartment
Project Name: Jacobs Accessory Apartment
Location: 4221 Taylorsville Road
Owner/Applicant: Jack F. Jacobs
Jurisdiction: Louisville Metro
Council District: 18 - Marilyn Parker
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [18CUP1077_Site Plan.pdf](#)
[18CUP1077_Staff Report_030419.pdf](#)
[18CUP1077_Applicant Information.pdf](#)
[18CUP1077_Power Point_030419.ppt](#)

11. [18CUP1171](#)

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

Project Name: Gill Short Term Rental

Location: 2047 Sherwood Avenue

Owner/Applicant: Sutej and Deborah Gill

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

Attachments: [18CUP1171_Staff Report_030419.pdf](#)
[Photos from applicant.pdf](#)
[18CUP1171_Applicant Information.pdf](#)
[18CUP1171_Power Point_030419.ppt](#)
[18CUP1171_Site Plan.pdf](#)

12. [18CUP1175](#)

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

Project Name: Gallavin Short Term Rental

Location: 1850 Sherwood Avenue

Owner: Wayne Gallavin

Host: James Wallace & Co.

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

Attachments: [18CUP1175_Site Plan.pdf](#)
[18CUP1175_Staff Report_030419.pdf](#)
[18CUP1175_Applicant Information.pdf](#)
[18CUP1175_Power Point_030419.ppt](#)

13. [18CUP1152](#)

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: 918 Stone Street

Owner/Applicant: Josh Rothschild

Jurisdiction: Louisville Metro

Council District: 10- Pat Mulvihill

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1152_Staff Pres.ppt](#)
[18CUP1152_Staff Report_03.04.19.pdf](#)

Adjournment

