



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, October 15, 2018

1:00 PM

Old Jail Auditorium

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 10.01.18](#)

Approval of the Minutes from the October 1, 2018 Board of Zoning Adjustment meeting.

**Attachments:** [BOZA Minutes 10.01.18.pdf](#)

#### Public Hearing

2. [18NONCONFORM1028](#)

Request: A change in nonconforming use from a pool supply company to multi-family residential

Project Name: Franklin Street Change in Nonconforming Use

Location: 935 Franklin Street

Owner/Applicant: Hilltech Properties, LLC

Representative: Cliff Ashburner, Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Chris French, Planning Supervisor

**Attachments:** [18NONCONFORM1028\\_Application.pdf](#)

[18NONCONFORM1028\\_935FranklinSt\\_BOZA\\_Presentation.ppt](#)

[18NONCONFORM1028\\_935FranklinSt\\_StaffReport.pdf](#)

**3.**     [18DEVPLAN1129](#)

Request:                                 Variance to allow a dumpster to encroach into the required non-residential-to-residential setback

Project Name:                         Brownsboro Road Plaza Variance

Location:                               10000 Brownsboro Road

Owner/Applicant:                     Hogan Holdings 42 LLC

Representative:                       Land Design & Development

Jurisdiction:                         Louisville Metro

Council District:                      17 - Glen Stuckel

Case Manager:                         Dante St. Germain, Planner II

**Attachments:**     [18DEVPLAN1129\\_site\\_plan\\_090718.pdf](#)  
                          [18DEVPLAN1129\\_Staff\\_Pres.ppt](#)  
                          [18DEVPLAN1129\\_applicant\\_justification.pdf](#)  
                          [18DEVPLAN1129\\_BOZA\\_Staff\\_Report\\_101518.pdf](#)  
                          [18DEVPLAN1129\\_10-15-18\\_BOZA\\_Applicant\\_Presentation.pptx](#)

**4.**     [18DEVPLAN1001](#)

Request:                                 Variances to allow the proposed building to exceed the corner setback, encroach into the rear yard setback, and the dumpster to encroach into the side yard setback and parking and landscape waivers

Project Name:                         Dixie Highway Variances and Waivers

Location:                               3611 Dixie Highway

Owner/Applicant:                     Amrinderjit Singh

Representative:                       Chris Brown, BTM Engineering Inc.

Jurisdiction:                         City of Shively

Council District:                      3 - Mary C. Woolridge

Case Manager:                         Zach Schwager, Planner I

**Attachments:**     [18DEVPLAN1001\\_Staff\\_Pres.ppt](#)  
                          [18DEVPLAN1001\\_ELEVATIONS\\_5-14-18.pdf](#)  
                          [18DEVPLAN1001\\_Applicant\\_Justification.pdf](#)  
                          [18DEVPLAN1001\\_BOZA\\_Staff\\_Report\\_101518.pdf](#)  
                          [18DEVPLAN1001\\_PLAN\\_9-14-18.pdf](#)

**5. [18VARIANCE1083](#)**

Request: Variance to allow a proposed addition to encroach into the required east side yard setback

Project Name: East Washington Street Addition

Location: 917 East Washington Street

Owner: Anne Marie Bauscher

Applicant: Charlie Williams, Charlie Williams Design Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18VARIANCE1083\\_SitePlan.pdf](#)  
[18VARIANCE1083\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1083\\_Staff\\_Report\\_BOZA.docx\\_Revised.pdf](#)  
[18VARIANCE1083\\_App\\_Justification.pdf](#)  
[18VARIANCE1083\\_Certificate\\_Of\\_Appropriateness.pdf](#)

**6. [18VARIANCE1089](#)**

Request: Variance to allow a proposed fence to exceed the maximum height in the street side yard setback

Project Name: South Barbee Way Fence Height

Location: 728 South Barbee Way

Owner/Applicant: Michael Clancey

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18VARIANCE1089\\_SitePlan.pdf](#)  
[18VARIANCE1089\\_Staff\\_Pres.ppt](#)  
[18VARIANCE1089\\_Staff\\_Report\\_BOZA.pdf](#)  
[18VARIANCE1089\\_App\\_Justification.pdf](#)

**7. [18VARIANCE1088](#)**

Request: Variance to allow a proposed detached structure to encroach into the required side and rear yards

Project Name: Dean Parking and Storage Area

Location: 1122 Ellison Avenue

Owner/Applicant: Garrett Dean

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

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

**Attachments:** [18VARIANCE1088\\_Justification.pdf](#)  
[18VARIANCE1088\\_Site Plan.pdf](#)  
[18VARIANCE1088\\_Staff Report\\_BOZA 10158.pdf](#)  
[18VARIANCE1088\\_Elevations.pdf](#)  
[18CUP1088\\_Powerpoint\\_101518.ppt](#)

**8. [18CUP1076](#)**

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

Project Name: Morton Avenue Short Term Rental

Location: 1419 Morton Avenue

Owner: Daniel Gilmer Roberge

Applicant: Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [18CUP1076\\_Staff Report\\_100118.pdf](#)  
[18CUP1076\\_NeighborhoodMtg.pdf](#)

**9. [18CUP1094](#)**

Request: Conditional Use Permit to allow a short term rental in the TNZD

Project Name: Hoffman Short Term Rental

Location: 1106 S. 3rd Street

Owner/Applicant: Cortney Hoffman

Jurisdiction: Louisville Metro

Council District: 6 - David James

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

**Attachments:** [18CUP1094\\_Site Plan.pdf](#)  
[18CUP1094\\_Staff Report\\_101518.pdf](#)  
[18CUP1094\\_Neighborhood Meeting.pdf](#)  
[18CUP1094\\_Powerpoint\\_101518.ppt](#)

**10.** [18CUP1081](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD

Project Name: S. 2nd Street Short-Term Rental

Location: 1208 S. 2nd Street

Applicant/Representative: Idea's Abyss LLC

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1081\\_1208 S 2nd\\_APO Mtg.pdf](#)  
[18CUP1081\\_1208 S 2nd\\_BOZA PP.ppt](#)  
[18CUP1081\\_1208 S 2nd\\_BOZA Staff Rpt.pdf](#)

**11.** [18CUP1103](#)

Request: Conditional Use Permit to allow a short term rental in the R-5A zoning district

Project Name: David Short Term Rental

Location: 201 S. Birchwood Avenue

Owner/Applicant: Chris David

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

**Attachments:** [18CUP1103\\_Letter of Explanation.pdf](#)  
[18CUP1103\\_Neighborhood Meeting.pdf](#)  
[18CUP1103\\_Staff Report\\_101518.pdf](#)  
[18CUP1103\\_Citation.pdf](#)  
[18CUP1103\\_Power Point\\_101518.ppt](#)  
[18CUP1103\\_Letters From Nieghborhood.pdf](#)

**Adjournment**