



# Louisville Metro Government

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

## Agenda

### Board of Zoning Adjustment

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Monday, May 1, 2023

1:00 PM

Old Jail Courtroom

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*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

No minutes to be approved.

#### Business Session

2. [22-VARIANCE-0157](#)

Request:	Waiver of BOZA Policy 3.02.04 to allow a new application for Board action within one year of Board action on the same tract of property.
Project Name:	Northwestern Parkway Fence
Location:	2503 Northwestern Parkway
Owner/Applicant:	Billy Simpson
Jurisdiction:	Louisville Metro
Council District:	5-Donna Purvis
Case Manager:	Amy Brook, Planner I

**3. [23-VARIANCE-0004](#)**

Request: Variance to allow the building to exceed the maximum permitted height of 50 feet or 4 stories in EZ-1.

Project Name: NuLu Crossing

Location: 700 E Main St

Owner: NuLu Central Station LLC

Applicant: Martin Prus, Zyyo

Representative: Ann Richard, LD& D Inc

Jurisdiction: Louisville Metro

Council District: 4- Jecorey Arthur

Case Manager: Kat Groskreutz, Planning & Design Coordinator

**Public Hearing****4. [22-MCUP-0001](#)**

Request: A Modified Conditional Use Permit for a Scrap Metal Recycling and Storage Facility.

Project Name: River Metals Recycling

Location: 2110 Metal Ln, 2045 River Rd, 2114 Metal Ln, 2300 Metal Ln, 2255 Metal Ln, and 2601 River Green Cir.

Owner: River Metals Recycling, Inc.

Applicant: River Metals Recycling, Inc.

Representative: Nick Nicholson, Stoll Keenon Ogden, PLLC

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Chris French, AICP, Planning Supervisor

**5. [LIC-STA-23-00498](#)**

Request: Short Term Rental Host Residency Hearing

Project Name: Host William Thomas Nutt

Location: 1505 E Breckinridge St

Owner: 1505 East Breckenridge Street Land Trust

Applicant: n/a

Representative: William Thomas Nutt

Jurisdiction: Louisville Metro

Council District: 8 - Ben Reno-Weber

Case Manager: Joseph Haberman, Planning & Design Manager

**6.**     [22-VARIANCE-0173](#)

Request:                                 Variance to allow a structure to exceed the maximum required height in EZ-1 zoning and associated waivers.

Project Name:                         Advance Ready Mix

Location:                               1000 W Kentucky Street

Owner:                                  Cambil, LLC & JDA Properties, LLC

Applicant:                              Camilla Schroeder, Advance Ready Mix

Representative:                       Nima Mahmoodi, The Kleingers Group

Jurisdiction:                          Louisville Metro

Council District:                       4- Jecorey Arthur

Case Manager:                         Heather Pollock, Planner I

**7.**     [23-VARIANCE-0030](#)

Request:                                 Variances to allow a fence to exceed the maximum height in a required yard setback .

Project Name:                         North 21st Street Variance

Location:                               329 N. 21 Street

Owner:                                  Donnie Fulkerson

Applicant:                              Donnie Fulkerson

Jurisdiction:                          Louisville Metro

Council District:                       5- Donna Purvis

Case Manager:                         Amy Brooks, Planner I

**8.**     [23-VARIANCE-0031](#)

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

Project Name:                         Hull Street Variance

Location:                               1201 Hull Street

Owner:                                  Eastland Properties, LLC

Applicant:                              Hunter Makk

Jurisdiction:                          Louisville Metro

Council District:                       9- Andrew Owen

Case Manager:                         Amy Brooks, Planner I



**12.** [23-CUP-0038](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host  
Project Name: Tremont Drive Short Term Rental  
Location: 3010 Tremont Drive  
Owner: Lou Properties LLC  
Representative: Zachary Schwager  
Jurisdiction: Louisville Metro  
Council District: 8 - Benjamin Reno-Weber  
Case Manager: Amy Brooks, Planner I

**13.** [23-CUP-0040](#)

Request: CONTINUED TO May 15, 2023 BOZA meeting.....A  
Conditional use permit to allow a rehabilitation home in the R-5 Single-Family Zoning District  
Project Name: Bolling Avenue Rehabilitation Home  
Location: 2318 Bolling Avenue  
Owner/Applicant: Omni Community Enrichment and Development  
Representative: Damin Williams  
Jurisdiction: Louisville Metro  
Council District: 6 - Phillip Baker  
Case Manager: Molly Clark, Planner II

**14.** [23-CUP-0042](#)

Request: Conditional Use Permit for a Bed and Breakfast Inn in the TNZD zoning district  
Project Name: 3rd Street Bed and Breakfast Inn  
Location: 1114 S 3rd Street  
Owner/Applicant: 1114 S 3rd, LLC.  
Representative: Malcomb Pardo  
Jurisdiction: Louisville Metro  
Council District: 6 - Phillip Baker  
Case Manager: Molly Clark, Planner II

**Adjournment**