



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, December 5, 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

[BOZA Minutes 11.21.22](#)

Approval of the minutes of the November 21, 2022 Board of Zoning Adjustment meeting.

Public Hearing

[22-MCUP-0008](#)

Request:	Modified Conditional Use Permit for a short term rental that is not the primary resident of the host. (LDC 4.2.63)
Project Name:	Roosevelt Ave Short Term Rental
Location:	4126 Roosevelt Ave
Owner:	DHI IV, LLC
Applicant:	Daniel Guillory
Jurisdiction:	Louisville Metro
Council District:	21 - Nicole George
Case Manager:	Amy Brooks, Planner I

[22-VARIANCE-0102](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of the lot.

Project Name: Esperanza Way Variance

Location: 2011 Esperanza Way

Owner/Applicant: Shellie & Arthur C. Eggers

Applicant: Arthur C. Eggers

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Heather Pollock, Planner I

[22-VARIANCE-0124](#)

Request: VARIANCES to allow a private yard area to be less than the required 30% of the area of the lot and to allow an accessory structure to encroach into the required street side yard; and associated site design WAIVER to allow an accessory structure to be located within the primary structure area.

Project Name: Texas Ave Carport

Location: 1427 Texas Ave

Owner: GTE LLC

Applicant: Clifford Ashburner

Jurisdiction: Louisville Metro

Council District: 15- Kevin Triplett

Case Manager: Amy Brooks, Planner I

[22-VARIANCE-0136](#)

Request: Variances to allow an addition to encroach both the required street side yard and front setbacks.

Project Name: Whiteheath Addition

Location: 412 Whiteheath Lane.

Owner/Applicant: Daniel Knapp

Jurisdiction: City of Douglass Hills

Council District: 18-Marilyn Parker

Case Manager: Amy Brooks, Planner I

[22-VARIANCE-0143](#)

Request: Variance to allow a second story addition to encroach into side yard setback.

Project Name: Mulberry Street Variance

Location: 1108 Mulberry St.

Owner: Richard Burnette/Trimworks

Applicant: Richard Burnette

Jurisdiction: Louisville Metro

Council District: 15-Kevin Triplett

Case Manager: Amy Brooks, Planner I

[22-VARIANCE-0144](#)

Request: Variance to allow a structure to exceed the 80 foot maximum front yard setback

Project Name: Billtown Road Commercial Development

Location: 6503 Billtown Road

Owner: Donald & Linda Rodgers

Applicant: Land Design & Development

Representative: Land Design & Development

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Molly Clark, Planner II

[22-MCUP-0007](#)

Request: Modified Conditional Use Permit

Project Name: Bob Ray Co.

Location: 723 Lyndon Lane

Owner: CHIP Investment Properties LLC

Applicant: Land Design & Development

Representative: Land Design & Development

Jurisdiction: City of Lyndon

Council District: 7 - Paula McCraney

Case Manager: Clara Schweiger, Planner I

[22-CUP-0241](#)

Request: Conditional Use Permit for an outdoor athletic facility
Project Name: Arrowhead Disc Golf Course
Location: 7300 Scenic Trail
Owner: Roger and Vivian Wyatt
Applicant: Ben Craven
Representative: Ben Craven
Jurisdiction: Louisville Metro
Council District: 14 - Cindi Fowler
Case Manager: Chris French, Planning Supervisor

[22-CUP-0277](#)

Request: Conditional Use Permit for boarding and lodging house (LDC 4.2.11)
Project Name: 1309 Dixie Highway
Location: 1309 Dixie Highway
Owner: Willie & Sabrina Jordan
Applicant: Willie F. Jordan
Representative: Willie F. Jordan
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Joel P. Dock, AICP, Planning Coordinator

[22-CUP-0289](#)

Request: Conditional Use Permit for short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Nanz Avenue Short Term Rental
Location: 3533 Nanz Avenue
Owner: Alissa Condra
Applicant: Alissa Condra
Representative: Alissa Condra
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Chris French, Planning Supervisor

[22-CUP-0317](#)

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

Project Name: South 7th Street Short Term Rental

Location: 953 S. 7th Street

Owner: Elizabeth Turner

Applicant: Elizabeth Turner

Representative: Elizabeth Turner

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Chris French, Planning Supervisor

[22-CUP-0323](#)

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

Project Name: Richmond Drive Short Term Rental

Location: 1894 Richmond Drive

Owner: John Michasel Woodlee

Applicant: John Michasel Woodlee

Representative: John Michasel Woodlee

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Molly Clark, Planner II

[22-APPEAL-0011](#)

Request: Appeal of an administrative decision regarding a zoning enforcement action.

Project Name: East Whitney Avenue Appeal

Location: 114 East Whitney Avenue

Owner: Glen E. Kerns

Appellant: Glen E. Kerns

Representative: Harry B. O'Donnell IV

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Chris French, Planning Supervisor

Adjournment