



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, February 17, 2020

1:00 PM

Old Jail Auditorium

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Mins\\_020320](#)

#### Public Hearing

2. [19-VARIANCE-0075](#)

Request:	Variance and Waiver for sign size and number
Project Name:	Apartment Building Signage
Location:	2400S. 4th Street
Owner:	Aptitude 4th Street LLC
Applicant:	Signarama Northeast Louisville
Jurisdiction:	Louisville Metro
Council District:	6 - David James
Case Manager:	Beth Jones, AICP, Planner II

**Attachments:** [19-VARIANCE-0075\\_2400 S 4th\\_BOZA PP.ppt](#)  
[19-VARIANCE-0075\\_2400 S 4th\\_BOZA Staff Rpt.pdf](#)  
[19-VARIANCE-0075\\_2400 S 4th\\_Justif.pdf](#)  
[19-WAIVER-0104\\_2400 S 4th\\_Justif.pdf](#)

**3. [20-VARIANCE-0005](#)**

Request: Variance to allow a principle structure to encroach into the side yard setback.

Project Name: Rainbow Variance

Location: 2950 Rainbow Drive

Owner: Michael & Hilary Dix

Applicant: Beverly Baker

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Nia Holt, Planner I

**Attachments:** [20-VARIANCE-0005 Staff Report.pdf](#)  
[20-VARIANCE-0005 Elevations.pdf](#)  
[20-VARIANCE-0005 Justification.pdf](#)  
[20-VARIANCE-0005 SitePlan.pdf](#)  
[20-Variance-0005 Staff Pres.ppt](#)  
[20-VARIANCE005 DetailedPlan.pdf](#)

**4. [20-VARIANCE-0006](#)**

Request: Variance to allow a structure to encroach into the street side yard setback in the R-4 Zoning District.

Project Name: Hubbards Variance

Location: 400 N. Hubbards Lane

Owner/Applicant: David & Ruth Esterle

Jurisdiction: City of St. Matthews

Council District: 7 - Paula McCraney

Case Manager: Nia Holt, Planner I

**Attachments:** [20-VARIANCE-0006 Staff Report BOZA 021720.pdf](#)  
[20-VARIANCE-0006 Elevations.pdf](#)  
[20-VARIANCE-0006 Justification.pdf](#)  
[20-Variance-0006 Staff Pres.ppt](#)  
[20-VARIANCE-0006 SitePlan.pdf](#)

**5. [20-VARIANCE-0008](#)**

Request: Variance to allow a 6-foot fence to be placed along a portion of Parkside Vista Lane street side yard

Project Name: Parkside at Mt. Washington

Location: 7101 Mt. Washington Road

Owner/Applicant: Ball Homes, LLC

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

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

**Attachments:** [20-VARIANCE-0008\\_031720\\_StaffReport\\_.pdf](#)  
[20-VARIANCE\\_0008\\_Power Point\\_021720.ppt](#)  
[20-VARIANCE\\_0008\\_Applicant Information.pdf](#)  
[20-VARIANCE\\_0008\\_Rendering.pdf](#)  
[20-VARIANCE\\_0008\\_Site Plan.pdf](#)

**6. [19-CUP-0174](#)**

Request: Conditional Use Permit for outdoor alcohol sales and consumption for restaurant in the C-1 zoning district

Project Name: Oxmoor Center West Out-parcel

Location: 7900 Shelbyville Road

Owner: WMB 2, LLC & TWB Oxmoor 2, LLC

Applicant: Brookfield Properties Retail, Inc.

Representative: Frost Brown Todd, LLC

Jurisdiction: Louisville Metro

Council District: 18 - Marilyn Parker

Case Manager: Joel P. Dock, AICP, Planner II

**Attachments:** [19-CUP-0174\\_BOZA Staff Report.pdf](#)  
[19-CUP-0174\\_ELEVATIONS\\_011320.pdf](#)  
[19-CUP-0174\\_Plan\\_011320.pdf](#)

**7. [19-CUP-0253](#)**

Request: Conditional Use Permit to allow transitional housing

Project Name: The Bradford House

Location: 2639 Virginia Ave

Owner/Applicant: Everett Bradford

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

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

**Attachments:** [19-CUP-0253\\_Staff Rpt\\_02172020.pdf](#)  
[19-CUP-0253\\_Power Point\\_021720.ppt](#)  
[19-CUP-0253\\_Applicant Information.pdf](#)

**8. [19-CUP-0279](#)**

Request: Conditional Use Permit, Category 3, Variances, and Waivers to allow improvements to the Jewish Community Center property

Project Name: Jewish Community Center of Louisville

Location: 3600 Dutchmans Lane

Owner: Jewish Community Association of Louisville, Inc.

Applicant: Jewish Community Center of Louisville

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

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

**Attachments:** [19-CUP-0279\\_Staff Report\\_02172020.pdf](#)  
[19-CUP-0279\\_Applicant Information.pdf](#)  
[19-CUP-0279\\_Power Point\\_021720.ppt](#)

**9. [19-CUP-0261](#)**

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: Grant Avenue Short Term Rental

Location: 3226 Grant Avenue

Owner: HIEROFALCON GROUP LLC

Applicant: Brandon Bennett - HIEROFALCON GROUP LLC

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0261\\_Staff Report\\_BOZA\\_021720.pdf](#)  
[19-CUP-0261\\_AdditionalPhotos.pdf](#)  
[19-CUP-0261\\_BedroomPhotos.pdf](#)  
[19-CUP-0261\\_LetterofExplanation\\_600ftJustification.pdf](#)  
[19-CUP-0261\\_NeighborhoodMeetingInfo.pdf](#)  
[19-CUP-0261\\_Staff Pres.ppt](#)  
[19-CUP-0261\\_SupportLetter.pdf](#)  
[19-CUP-0261\\_SupportLetter2.pdf](#)

**10.** [19-CUP-0267](#)

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: Goss Avenue Short Term Rental

Location: 1127 Goss Avenue

Owner: Derby Town Rentals, LLC

Applicant: Jackie O'Neil - Derby Town Rentals, LLC

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0267\\_Staff Report\\_BOZA 021720.pdf](#)  
[19-CUP-0267\\_ApplicantPhotos.pdf](#)  
[19-CUP-0267\\_LetterofExplanation.pdf](#)  
[19-CUP-0267\\_NeighborhoodMeetingInfo.pdf](#)  
[19-CUP-0267\\_Staff Pres.ppt](#)

**11.** [19-CUP-0280](#)

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: Goss Avenue Short Term Rental

Location: 957 Goss Avenue

Owner: SDE Investments, LLC

Applicant: Jonathan Klunk - Key Source Properties

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0280\\_Staff Report\\_BOZA 021720.pdf](#)  
[19-CUP-0280\\_600ftJustification.pdf](#)  
[19-CUP-0280\\_BedroomPhotos.pdf](#)  
[19-CUP-0280\\_LetterofExplanation.pdf](#)  
[19-CUP-0280\\_NeighborhoodMeetingInfo.pdf](#)  
[19-CUP-0280\\_Staff Pres.ppt](#)

**12. [19-CUP-0277](#)**

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

Project Name: 432 M Street

Location: 432 M Street

Owner/Applicant: Puro Domum LLC., by Larry Bolton

Host: Chill House LLC. , Alexandria Bolton

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Steve Hendrix, Planning and Design Coordinator

**Attachments:** [19-CUP-0277 staff report.pdf](#)  
[19-CUP-0277.ppt](#)

**13. [19-CUP-0275](#)**

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

Project Name: Weiter short term rental

Location: 612 Atwood Street

Owner/Applicant: James Weiter

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

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

**Attachments:** [19-CUP-0275 Staff Report 021720.pdf](#)  
[19-CUP-0275 Applicant Information.pdf](#)  
[19-CUP-0275 Power Point 021720.ppt](#)

**14. [19-APPEAL-0004](#)**

Request: Appeal of an Administrative Decision

Project Name: Powell Avenue Appeal

Location: 3744 Powell Avenue

Appellant: R. Louis Hobbs

Representative: R. Louis Hobbs

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Jon E. Crumby, Planning and Design Coordinator

**Attachments:** [19-APPEAL-0004 Staff Report 02172020.pdf](#)  
[19-APPEAL 0004 Staff Research.pdf](#)  
[19-APPEAL-0004 Power Point 021720.ppt](#)

**Standing Committee Reports****CHAIRMAN OR COMMISSION DIRECTOR'S REPORT**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**DEVELOPMENT REVIEW COMMITTEE**

**PLANNING COMMITTEE**

**POLICY AND PROCEDURES COMMITTEE**

**SITE INSPECTION COMMITTEE**

**Adjournment**