



Louisville Metro Government

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

Agenda - Final Board of Zoning Adjustment

Monday, October 16, 2023

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

1. [09.25.23 BOZA Minutes](#)

Attachments: [9.25.23 BOZA Minutes.pdf](#)

2. [10.02.23 BOZA Minutes](#)

Attachments: [10.02.23 BOZA Minutes.pdf](#)

Business Session

1. [23-VARIANCE-0136](#)

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

Project Name: Samoa Way Variance

Location: 815 Samoa Way

Owner: Brian and Corey Kiesler

Applicant: Brian Kiesler

Representative: Brian Kiesler

Jurisdiction: Louisville Metro

Council District: 9 - Andrew Owen

Case Manager: Rachel Casey, Senior Planner

Attachments: [23-VARIANCE-0136_Staff Report_100623.pdf](#)
[23-VARIANCE-0136_APO Signatures for Non-Public Hearing.pdf](#)
[23-VARIANCE-0136_Applicant Justification.pdf](#)
[23-VARIANCE-0136_Applicant Site Photos.pdf](#)
[23-VARIANCE-0136_Site Plan.pdf](#)

Public Hearing**2. [23-VARIANCE-0063](#)**

Request: Variances to allow a structure to encroach into the required side yard setback and to allow a fence to exceed the maximum height in the rear yard.

Project Name: Ronwood Drive Variance

Location: 4921 Ronwood Drive

Owner: Heyler Perez

Applicant: Edna Blanco

Representative: Edna Blanco

Jurisdiction: Louisville Metro

Council District: 24- Madonna Flood

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0063_Staff Report_080123 \(002\).pdf](#)
[23-VARIANCE-0063_Deed.pdf](#)
[23-VARIANCE-0063_Fence Applicant Justification.pdf](#)
[23-VARIANCE-0063_Side Setback Applicant Justification.pdf](#)
[23-VARIANCE-0063_Site Photos.pdf](#)
[23-VARIANCE-0063_PublicComment.pdf](#)
[23-VARIANCE-0063_SitePlan_080723.pdf](#)

3. [23-VARIANCE-0123](#)

Request: Variance and Waiver associated with a Category 3 Development Plan

Project Name: Outer Loop Retail Center

Location: 4807 Outer Loop

Owner: Jefferson Anchor S LLC

Applicant: Jefferson Anchor S LLC

Representative: Qk4, Inc.

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

Case Manager: Ethan Lett, Planner I

Attachments: [23-VARIANCE-0123_BOZASTaffReport.pdf](#)
[23-VARIANCE-0123 23-CAT3-0018 Elevations 100523.pdf](#)
[23-VARIANCE-0123 23-CAT3-0018 Plan 100523.pdf](#)

4. [23-VARIANCE-0108](#)

Request: Variance to allow a freestanding sign to exceed the permitted area and a WAIVER to permit a changing image sign within 300ft. of residential use.

Project Name: Kosair Freestanding Sign Variance

Location: 4120 Bardstown Road

Owner: Trustees of Kosair Shrine

Applicant: Kosair Shriners

Representative: Tim Hall, Chief Rabban, Kosair Shriners

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

Case Manager: Heather Pollock, Planner I

Attachments: [23-VARIANCE-0108 23-WAIVER-0113_StaffReport_.pdf](#)
[23-VARIANCE-0108 09-115-85 Minutes 112185.pdf](#)
[23-VARIANCE-0108 23-WAIVER-0113_Description.pdf](#)
[23-VARIANCE-0108 23-WAIVER-0113 Letter from Applicant.pdf](#)
[23-VARIANCE-0108 23-WAIVER-0113_Sign Plan.pdf](#)
[23-VARIANCE-0108 B-214-06 Minutes 120406.pdf](#)
[23-VARIANCE-0108 Justification.pdf](#)
[23-WAIVER-0113 Justification.pdf](#)

5. [23-VARIANCE-0116](#)

Request: Variance to allow a freestanding sign to exceed the changing image sign area and permitted height on a designated Parkway.

Project Name: Church Freestanding Sign Variance

Location: 7709 Bardstown Road

Owner: Cedar Creek Baptist Church

Applicant: Mike Borland, Cedar Creek Baptist Church

Representative: Mike Borland, Cedar Creek Baptist Church

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Heather Pollock, Planner I

Attachments: [23-VARIANCE-0116_StaffReport_.pdf](#)
[23-SIGNPERMIT-0116_KYTC Comments.pdf](#)
[23-VARIANCE-0116_Justification.pdf](#)
[23-VARIANCE-0116_Sign Plan.pdf](#)
[Interested party comment 091423.pdf](#)

6. [23-VARIANCE-0139](#)

Request: Variance to allow an attached sign to exceed maximum permitted area.

Project Name: UPS Attached Sign

Location: 4525 Crittenden Drive

Owner: Regional Airport Authority of Louisville

Applicant: United Parcel Service

Representative: Jerrica Grance, Blair Image Elements

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Heather Pollock, Planner I

Attachments: [23-VARIANCE-0139_StaffReport_.pdf](#)
[23-VARIANCE-0139_Justification.pdf](#)
[23-VARIANCE-0139_Sign Plan.pdf](#)
[23-VARIANCE-0139 UPS Lease Letter 030823.pdf](#)

7. [23-VARIANCE-0129](#)

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

Project Name: Chenoweth Lane Fence Variance

Location: 353 Chenoweth Lane

Owner: Brian & Caroline Silvers

Applicant: Brian Silvers

Representative: Brian Silvers

Jurisdiction: Louisville Metro

Council District: 9 - Andrew Owen

Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0129_Staff Report_101623.pdf](#)
[23-VARIANCE-0129_Adjoining Property Owners' Signatures.pdf](#)
[23-VARIANCE-0129_FenceExhibit.pdf](#)
[23-VARIANCE-0129_Justification.pdf](#)
[23-VARIANCE-0129_Plan.pdf](#)

8. [23-VARIANCE-0133](#)

Request: Variance to allow a second story edition to encroach into the side yard setbacks

Project Name: S Preston Street Variance

Location: 1343 S Preston Street

Owner: JANDC Properties, LLC

Applicant: Jose Hernandez

Representative: Jose Hernandez

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

Attachments: [23-VARIANCE-0133_staffreport_100323.pdf](#)
[23-VARIANCE-0133_floorplan_100223.pdf](#)
[23-VARIANCE-0133_justifications_100223.pdf](#)
[23-VARIANCE-0133_neighborsignatures_100223.pdf](#)
[23-VARIANCE-0133_Plan_091923.pdf](#)

9. [23-NONCONFORM-0024](#)

Request: Nonconforming Rights
Project Name: 1910 Lower Hunters Trace
Location: 1910 Lower Hunters Trace
Owner: Kelty Property Management LLC
Applicant: Chris Kelty
Representative: Chris Kelty
Jurisdiction: Louisville Metro
Council District: 12 - Rick Blackwell
Case Manager: Joel P. Dock, AICP, Planning Supervisor

Attachments: [23-NONCONFORM-0024_BOZA Staff Report.pdf](#)
[23-NONCONFORM-0024_Aerials and Zoning Maps.pdf](#)
[23-NONCONFORM-0024_Application_080923.pdf](#)

10. [23-CUP-0285](#)

Request: Conditional Use Permit for a Private Institutional Use
Project Name: Meredith Dunn School
Location: 3023 Melbourne Avenue
Owner: Meredith Dunn School Inc.
Applicant: Alex Rosenberg, AL Engineering, Inc.
Representative: Alex Rosenberg, AL Engineering, Inc.
Jurisdiction: Louisville Metro
Council District: 26- Brent Ackerson
Case Manager: Amy Brooks, Planner I

Attachments: [23-CUP-0285_BOZA Staff Report 101623.pdf](#)
[23-CUP-0285_Elevations.pdf](#)
[23-CUP-0285_Letter of Explanation.pdf](#)
[23-CUP-0285_Neighborhood Meeting Documentation.pdf](#)
[23-CUP-0285_SitePlan.pdf](#)

11. [23-CUP-0196](#)

Request: Conditional Use Permit for a Private Institutional Use
Project Name: Life of Faith Church
Location: 14200 Spegal Lane
Owner: Family of Faith Fellowship, INC.
Applicant: Blomquist Design Group, LLC
Representative: Blomquist Design Group, LLC.
Jurisdiction: Louisville Metro
Council District: 20 - Stuart Benson
Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0196_staffreport_100323.pdf](#)
[23-CUP-0196_letterofexplanation_100223.pdf](#)
[23-CUP-0196_Plan_092923.pdf](#)
[23-CUP-0196_renderings_100223.pdf](#)

12. [23-CUP-0249](#)

Request: Conditional Use Permit for a Private Institutional Use with a
Landscape Waiver and a Variance
Project Name: Virginia School of Chance
Location: 4200 & 4301 Lime Kiln Lane
Owner: The Chance School, INC.
Applicant: Blomquist Design Group, LLC
Representative: Blomquist Design Group, LLC
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0249_staffreport_100323.pdf](#)
[23-CUP-0249_17DEVPLAN1041_APPROVEDPLAN_05.11.2017.PDF](#)
[23-CUP-0249_B-115-93_B-116-93_approvedminutes.pdf](#)
[23-CUP-0249_letterofexplanation_081123.pdf](#)
[23-CUP-0249_Renderings_081123.pdf](#)
[23-CUP-0249_Site Plan_092123 \(1\).pdf](#)

Adjournment