



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, December 4, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 11.20.17](#)

Approval of the Minutes from the November 20, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 11.20.17.pdf](#)

Public Hearing

2. [17VARIANCE1080](#)

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

Project Name: Future Car Sales Shed

Location: 8038 Dixie Highway

Owner: Eugene Atkins

Applicant: Faysal Hassan

Representative: Faysal Hassan

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1080_Staff Pres.ppt](#)
[17VARIANCE1080_Staff Report_BOZA 120417.pdf](#)
[17VARIANCE1080_applicant_justification.pdf](#)
[17VARIANCE1080_elevation.pdf](#)
[17VARIANCE1080_site_plan_102417.pdf](#)

3. [17VARIANCE1082](#)

Request: Variance to allow a structure to exceed the allowed infill street side yard setback

Project Name: 2502 Hawthorne Avenue Garage

Location: 2502 Hawthorne Avenue

Owner: Daniel & Denise Davis

Applicant: Daniel Davis

Representative: Daniel Davis

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1082_Staff Pres.ppt](#)
[17VARIANCE1082_Staff Report_BOZA 120417.pdf](#)
[17VARIANCE1082_appliant_justification.pdf](#)
[17VARIANCE1082_elevation.pdf](#)
[17VARIANCE1082_site_plan_102617.pdf](#)

4. [17VARIANCE1068](#)

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

Project Name: 922 Swan Street Addition

Location: 922 Swan Street

Owner: Bryan Gillespie

Applicant: Bryan Gillespie

Representative: Bryan Gillespie

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1068_Staff Pres.ppt](#)
[17VARIANCE1068_Staff Report_BOZA 120417.pdf](#)
[17VARIANCE1068_applicant_justification.pdf](#)
[17VARIANCE1068_elevations.pdf](#)
[17VARIANCE1068_site_plan_091817.pdf](#)

5. [17VARIANCE1087](#)

Request: Variance to allow a structure to encroach into the required front yard setback
Project Name: 7101 Fontendleau Way Carport
Location: 7101 Fontendleau Way
Owner: Ronald & Joan Bennett
Applicant: Ronald Bennett
Representative: Ronald Bennett
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1087_Staff Pres.ppt](#)
[17VARIANCE1087_Staff Report_BOZA 120417.pdf](#)
[17VARIANCE1087_applicant_justification.pdf](#)
[17VARIANCE1087_elevation.pdf](#)
[17VARIANCE1087_site_plan_110617.pdf](#)

6. [17VARIANCE1090](#)

Request: Variance for Building Setback
Project Name: Eastpoint Office Park
Location: 13105 Eastpoint Park Blvd
Owner: Terry Chenoweth
Applicant: Terry Chenoweth
Representative: Ed Bornstein
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Laura Mattingly, AICP, Planner II

Attachments: [IMG_1000.JPG](#)
[IMG_1001.JPG](#)
[IMG_1002.JPG](#)
[IMG_0998.JPG](#)
[IMG_0999.JPG](#)
[167VARIANCE1090_BUILDING_RENDERINGS_111717.PDF](#)
[17VARIANCE1090_ApplicantJustification.pdf](#)
[17VARIANCE1090_BOZASTaff Report_120417.pdf](#)
[17VARIANCE1090_DEVELOPMENTPLAN_111717.PDF](#)
[17VARIANCE1090_PLAT_111717.PDF](#)

7. [17DEVPLAN1192](#)

Request: Variance from LDC Section 5.4.3.D.3.a to allow a proposed 12,794 sf. (Cat 2B) to encroach 25 feet into the 25 foot front setback along South Brook Street

Project Name: 4001 South Brook Street CAT2B

Location: 4001 South Brook Street

Owner: Anna Tatum - Wilder Park Properties LLC.

Applicant: Anna Tatum - Wilder Park Properties LLC.

Representative: Karl Lentz - Evans/Griffin Inc.

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Ross Allen, Planner I

Attachments: [17DEVPLAN1192_BOZA_12042017Staff Pres.ppt](#)
[17DEVPLAN1192_Renderings_11062017.pdf](#)
[17DEVPLAN1192_Variance Justification_11062017.pdf](#)
[BOZA_17DEVPLAN1192_Staff Report_11162017_.pdf](#)
[Related Case 02-41-14_apprvd_12102014.pdf](#)
[14LSCAPE1192_Previously Approved landscaping Plan_01072015.pdf](#)

8. [17CUP1076](#)

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

Project Name: Short-Term Rental

Location: 1220 S. 6th Street

Owner: Luanne Maguire

Applicant: Luanne Maguire

Representative: Luanne Maguire

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1076_1220 S 6th_BOZA PP.ppt](#)
[17CUP1076_1220 S 6th_BOZA Staff Rpt.pdf](#)
[17CUP1076_1220 S 6th_Neighbor Comment.msg](#)
[17CUP1076_1220 S 6th_APO Meeting.pdf](#)

Chairman Or Commission Director's Report**9. [17MISC1073](#)**

Proposed Amendment to BOZA Bylaws Related to Regular Meeting Time

Attachments: [boza_bylaws_policies_proposed_110617.pdf](#)

Adjournment