



# Louisville Metro Government

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

## Agenda - Final Board of Zoning Adjustment

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Monday, July 24, 2023

1:00 PM

Old Jail Auditorium

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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

1. [BOZA Minutes 7.10.2023](#)

**Attachments:**      [7.10..23 BOZA Minutes.pdf](#)

### Business Session

**2. [23-MCUP-0006](#)**

Request: Modified Conditional Use Permit for a mausoleum expansion  
Project Name: Louisville Memorial Gardens East Mausoleum  
Location: 11601 Ballardsville Road  
Owner: Saber Management Kentucky, LLC  
Applicant: Coldspring USA  
Jurisdiction: Louisville Metro  
Council District: 17 - Markus Winkler  
Case Manager: Molly Clark, Planner II

**Attachments:** [23-MCUP-0006\\_BOZA Staff Report\\_071723.pdf](#)  
[23-MCUP-0006\\_geotech\\_survey.pdf](#)  
[23-MCUP-0006\\_justifications.pdf](#)  
[23-MCUP-0006\\_letterofexplanation.pdf](#)  
[23-MCUP-0006\\_Plan\\_071423.pdf](#)  
[23-MCUP-0006\\_renderings\\_elevations.pdf](#)  
[17018\\_previouslyapprovedplan.pdf](#)

**Public Hearing****3. [22-CUP-0365](#)**

Request: Conditional Use Permit to allow an athletic facility in the RR and M2 zoning district  
Project Name: Proposed Athletic Facility  
Location: 2800 S English Station Road  
Owner: Serendipity KY, LLC  
Applicant: Dinsmore & Shohl, LLP.  
Jurisdiction: Louisville Metro  
Council District: 20 - Stuart Benson  
Case Manager: Molly Clark, Planner II

**Attachments:** [22-CUP-0365\\_staffreport\\_071723.pdf](#)  
[22-FFO-0008 Serendipity.docx](#)  
[222006-E2 - The Junction - CUP - Site Plan - 07-05-23.pdf](#)  
[DRO LOE.docx](#)  
[Letter of Ex CUP.docx](#)  
[Neighborhood Meeting Sign in 11-7-2021.pdf](#)

**4.**     [23-VARIANCE-0051](#)

Request:                                     A variance to allow a structure to encroach into the required side yard and rear yard setbacks. **Continued from the 6/26/2023 BOZA Meeting**

Project Name:                             Big Bar Variance  
Location:                                   1202 Bardstown Rd  
Owner:                                     Kevin Bryan, Bigger is Better LLC  
Applicant:                                 Nathan Grimes  
Jurisdiction:                             Louisville Metro  
Council District:                         8- Benjamin Reno-Weber  
Case Manager:                             Amy Brooks, Planner I

**Attachments:**     [23-VARIANCE-0051\\_Staff Report.pdf](#)  
                              [23-VARIANCE-0051\\_Deed.pdf](#)  
                              [23-VARIANCE-0051\\_Elevations.pdf](#)  
                              [23-VARIANCE-0051\\_Justification.pdf](#)  
                              [23-VARIANCE-0051\\_PublicComment.2.pdf](#)  
                              [23-VARIANCE-0051\\_PublicComment.pdf](#)  
                              [23-VARIANCE-0051\\_SitePlan.pdf](#)  
                              [23-VARIANCE-0051\\_StaffPresentation.pdf](#)  
                              [Applicant Presentation\\_062623.pdf](#)

**5. [23-VARIANCE-0060](#)**

Request: A variance to allow an accessory structure to encroach into the required street side yard setback. Continued from the 6/26/2023 BOZA Meeting.

Project Name: Tyler Lane Variance  
Location: 2038 Tyler Lane  
Owner: Tyler 2038 LLC  
Applicant: Kevin Sullivan  
Jurisdiction: Louisville Metro  
Council District: 8- Benjamin Reno-Weber  
Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0060\\_Staff Report\\_071023.pdf](#)  
[23-VARIANCE-0060\\_Justification.pdf](#)  
[23-VARIANCE-0060\\_NeighborPhotos.pdf](#)  
[23-VARIANCE-0060\\_Public Comment.pdf](#)  
[23-VARIANCE-0060\\_PW Inspection.pdf](#)  
[23-VARIANCE-0060\\_PW Pictures.pdf](#)  
[Tyler Ln Boundary Survey.pdf](#)  
[Applicant\\_GARAGE-EXHIBIT 25'.pdf](#)

**6. [22-VARIANCE-0119](#)**

Request: Variance to allow a private yard area to be less than the required 20% of the area of the lot and a Variance to allow a primary structure to exceed the maximum front yard setback. **Continued to a date uncertain from the 4/24/2023 BOZA Meeting.**

Project Name: Rear Mulberry Street Variances  
Location: 917 R. Mulberry Street  
Owner: MBS Remodeling LLC  
Applicant: Jamie Barnes  
Jurisdiction: Louisville Metro  
Council District: 15- Jennifer Chappell  
Case Manager: Amy Brooks, Planner I

**Attachments:** [22-VARIANCE-0119\\_Staff Report\\_072423 \(002\).pdf](#)  
[22-VARIANCE-0119\\_Elevations.pdf](#)  
[22-VARIANCE-0119\\_Justification.pdf](#)  
[22-VARIANCE-0119\\_Site Plan.pdf](#)

7. [23-VARIANCE-0061](#)

Request: A variance to allow a structure to encroach into the required side yard setback.

Project Name: Portland Avenue Variances

Location: 2722 Portland Ave

Owner: Jeremy Miller

Applicant: Jeremy Miller

Jurisdiction: Louisville Metro

Council District: 5- Donna Purvis

Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0061\\_Staff Report.pdf](#)  
[23- VARIANCE-0061 Neighbor Letter of .pdf](#)  
[23-VARIANCE-0061\\_Deed.pdf](#)  
[23-VARIANCE-0061\\_Elevations.pdf](#)  
[23-VARIANCE-0061\\_Justification Statement.pdf](#)  
[23-VARIANCE-0061\\_Neighbor Letter.pdf](#)  
[23-VARIANCE-0061\\_Site Plan.pdf](#)

8. [23-VARIANCE-0074](#)

Request: Variance to allow a structure to exceed the maximum infill front yard setback.

Project Name: Bridwell Drive Variance

Location: 3130 Bridwell Drive

Owner: Prosperity Holdings LLC

Applicant: Angelica Matos

Jurisdiction: Louisville Metro

Council District: 1- Tammy Hawkins

Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0074\\_StaffReport \(003\).pdf](#)  
[23-VARIANCE-0074 Applicant Justification.pdf](#)  
[23-VARIANCE-0074\\_Deed.pdf](#)  
[23-VARIANCE-0074 Public Comment.pdf](#)  
[Factory Built Hosuing Application.pdf](#)  
[Survey BRIDWELL ROAD 3130 - SIGNED.pdf](#)

**9.**     [23-VARIANCE-0077](#)

Request:                                 Variance to allow a parking pad to encroach into the side yard setback from section 9.1.4 of the LDC

Project Name:                         Aylesbury Drive Variance

Location:                               9219 Aylesbury Drive

Owner:                                  Olivia Wise

Applicant:                              Scott Rudd

Jurisdiction:                          Louisville Metro

Council District:                      7 - Paula McCraney

Case Manager:                         Molly Clark, Planner II

**Attachments:**     [23-VARIANCE-0077\\_staffreport\\_071423.pdf](#)  
                              [22-VARIANCE-0077\\_neighborsignatures.pdf](#)  
                              [23-VARIANCE-0077\\_justifications.pdf](#)  
                              [23-VARIANCE-0077\\_Plan\\_051023\(1\).pdf](#)

**10.**    [23-VARIANCE-0081](#)

Request:                                 Variance to allow a fence to exceed the maximum height of 48 inches.

Project Name:                         Woolrich Road Variance

Location:                               7108 Woolrich Road

Owner:                                  Elizabeth Yuh

Applicant:                              Elizabeth Yuh

Jurisdiction:                          Louisville Metro

Council District:                      7 - Paula McCraney

Case Manager:                         Molly Clark, Planner II

**Attachments:**     [23-VARIANCE-0081\\_Elevations\\_051123.pdf](#)  
                              [23-VARIANCE-0081\\_justifications.pdf](#)  
                              [23-VARIANCE-0081\\_Plan\\_051123\(1\).pdf](#)  
                              [23-VARIANCE-0081\\_staffreport\\_071423.pdf](#)

**11.** [23-VARIANCE-0096](#)

Request: Variance to allow a structure to exceed the maximum infill front yard setback.  
Project Name: Tucker Station Road Variance  
Location: 221 Tucker Station Road  
Owner: William Bond  
Applicant: Alex Marsh  
Jurisdiction: City of Middletown  
Council District: 19- Anthony Piagentini  
Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0096\\_Site Plan.pdf](#)  
[23-VARIANCE-0096\\_BOZA Staff Report \(002\).pdf](#)  
[23-VARIANCE-0096\\_Justification.pdf](#)  
[23-VARIANCE-0096\\_Letter of Explanation.pdf](#)

**12.** [23-NONCONFORM-0014](#)

Request: Nonconforming rights for a nail salon.  
Project Name: Nonconforming Rights.  
Location: 1216 Belmar Dr  
Owner: Nicole Nguyen  
Applicant: Nicole Nguyen  
Jurisdiction: Louisville Metro  
Council District: Betsy Ruhe- Council District 21  
Presenter: Amy Brooks, Planner II  
Case Manager: Mark Pinto, Associate Planner

**Attachments:** [23-NONCONFORM-0014\\_StaffReport\\_072423.pdf](#)  
[23-NONCONFORM-0014\\_1961SanbornMap.pdf](#)  
[23-NONCONFORM-0014\\_Application\\_050123.pdf](#)  
[23-NONCONFORM-0014\\_HistoricZoning\\_Aerials.pdf](#)  
[23-NONCONFORM-0018\\_CourierJournal1962.pdf](#)  
[23-NONCONFORM-0018\\_PVAFloorPlan.pdf](#)

**13.** [23-MCUP-0003](#)

Request: Modified Conditional Use Permit for Underground Space  
Project Name: Louisville Underground  
Location: 1841 Taylor Avenue  
Owner: Louisville Underground, LLC  
Applicant: Bardenwerper, Talbott & Roberts, PLLC.  
Jurisdiction: Louisville Metro  
Council District: 10 - Pat Mulvihill  
Case Manager: Molly Clark, Planner II

**Attachments:** [23-MCUP-0003\\_Staffreport\\_071723.pdf](#)  
[04 28 23\\_site plan \(1\).pdf](#)  
[23-MCUP-0003\\_NeighborhoodMeetingLetter.pdf](#)  
[letter of explanantion \(1\).pdf](#)  
[scan0009.pdf](#)  
[scan0010.pdf](#)  
[SDVL-444-KM23071711290.pdf](#)  
[SDVL-444-KM23071711291.pdf](#)

**14.** [23-CUP-0075](#)

Request: Conditional Use Permit for a proposed crematorium  
Project Name: Proposed Crematorium  
Location: 2727 S 3rd Street  
Owner: White & Sons Louisville, INC  
Applicant: Dinsmore & Shohl, LLP.  
Jurisdiction: Louisville Metro  
Council District: 15 - Jennifer Chappell  
Case Manager: Molly Clark, Planner II

**Attachments:** [23-CUP-0075\\_Staffreport\\_071723.pdf](#)  
[23-CUP-0075 Plan\\_041023 \(1\).pdf](#)  
[CUP LOE.pdf](#)  
[flattened 22058 OD White Development Plan 2-24-23.pdf](#)  
[Neighborhood Meeting Notes.pdf](#)  
[VARIANCE JUSTIFICATION STATEMENT.pdf](#)



**15. [23-CUP-0060](#)**

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host.

**Continued from the 6/26/2023 BOZA Meeting**

Project Name: 326 Northwestern Parkway Short Term Rental

Location: 326 Northwestern Parkway

Owner: Lotus Property Group LLC

Applicant: Angela Hite

Jurisdiction: Louisville Metro

Council District: 5- Donna Purvis

Case Manager: Amy Brooks, Planner I

**Attachments:** [23-CUP-0060\\_Staff Report\\_062623.pdf](#)  
[23-CUP-0060\\_600ftMap\\_062623.pdf](#)  
[23-CUP-0060\\_Bedroom Photos.pdf](#)  
[23-CUP-0060\\_Deed.pdf](#)  
[23-CUP-0060\\_LetterofExplanation.pdf](#)  
[23-CUP-0060\\_Neighborhood Meeting Documentation.pdf](#)

**16. [23-CUP-0061](#)**

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host.

**Continued from the 6/26/2023 BOZA Meeting.**

Project Name: 125 Northwestern Parkway Short Term Rental

Location: 125 Northwestern Parkway

Owner: Lotus Property Group LLC

Applicant: Angela Hite

Jurisdiction: Louisville Metro

Council District: 5- Donna Purvis

Case Manager: Amy Brooks, Planner I

**Attachments:** [23-CUP-0061\\_Staff Report\\_062623.pdf](#)  
[23-CUP-0061\\_600ftMap.pdf](#)  
[23-CUP-0061\\_Bedroom Photos.pdf](#)  
[23-CUP-0061\\_Letter of Explanation.pdf](#)  
[23-CUP-0061\\_NeighborhoodMeetingDocumentation.pdf](#)  
[23-CUP-0061\\_Public Comments.2.pdf](#)  
[23-CUP-0061\\_Public Comments.3.pdf](#)  
[23-CUP-0061\\_Public Comments.4pdf.pdf](#)  
[23-CUP-0061\\_Public Comments.pdf](#)

## Adjournment