



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, September 11, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 08.21.17](#)

Approval of the Minutes from the August 21, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 08.21.17.pdf](#)

Business Session

2. [17MISC1060](#)

Request:	Future BOZA Meeting Dates
Project Name:	Future BOZA Meeting Dates
Jurisdiction:	Louisville Metro
Case Manager:	Brian Mabry, AICP, Planning & Design Supervisor

3. [B-17987-12](#)

Request:	Condition of Approval
Project Name:	B-17987-12
Location:	7331 Global Drive
Owner:	Yamamoto FB Engineering
Applicant:	Yamamoto FB Engineering
Representative:	Darryl Keels
Jurisdiction:	Louisville Metro
Council District:	12 - Rick Blackwell
Case Manager:	Steve Hendrix, Planning Supervisor

Attachments: [July 10 2017 Memo.pdf](#)

[B-17987- 09_11_2017 Informational Report.doc , all site visits.pdf](#)

Public Hearing

4. [17DEVPLAN1088](#)

Request: Cat-3 Development plan with Variance for infill setback standards and Waiver for LBA
Project Name: 110 Weisser Ave
Location: 110 Weisser Ave
Owner: Tony Holland
Applicant: Prime Design Build
Representative: Ann Richard - LD&D
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Jay Lockett, Planner I

Attachments: [17DEVPLAN1088 BOZA Staff Report 07_24_17.pdf](#)
[17DEVPLAN1088 Elevations.pdf](#)
[17DEVPLAN1088 Applicant justifications.pdf](#)
[17DEVPLAN1088 BOZA PAn 07_24_17.pdf](#)
[17DEVPLAN1088_Staff Pres 072417.ppt](#)
[17063-POWERPOINT.ppsx](#)

5. [17DEVPLAN1149](#)

Request: Variance for building separation
Project Name: Central Station
Location: 3151 South Second Street
Owner: Central Station LLC
Applicant: Phillips Edison & Company
Representative: Phillips Edison & Company
Jurisdiction: Louisville Metro
Council District: 15 - Marianne Butler
Case Manager: Steve Hendrix, Planning Supervisor

Attachments: [17devPlan1149_Staff Pres.ppt](#)
[17DevPlan1149_Staff Report_BOZA 09112017.pdf](#)

6. [17VARIANCE1038](#)

Request: Variances to allow a private yard area to be less than 30% of the lot and to allow an accessory structure/use area to exceed 60 feet in depth

Project Name: 183 N Bellaire Avenue Garage

Location: 183 N Bellaire Avenue

Owner: Rachel Weiss & Rodney Bell

Applicant: Christopher Eldridge

Representative: Christopher Eldridge

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1038_Staff_Report_BOZA_091117.pdf](#)
[17VARIANCE1038_Staff_Pres.ppt](#)
[17VARIANCE1038_elevations.pdf](#)
[17VARIANCE1038_site_plan_062717.pdf](#)
[17VARIANCE1038_applicant_justification.pdf](#)

7. [17VARIANCE1050](#)

Request: Variances to allow an accessory structure to encroach into the rear and side setbacks

Project Name: 2172 Emerson Avenue Garage

Location: 2172 Emerson Avenue

Owner: Karen Guilkey

Applicant: Del Prince Designs LLC

Representative: Anne Del Prince

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1050_Staff_Pres.ppt](#)
[17VARIANCE1050_Staff_Report_BOZA_091117.pdf](#)
[17VARIANCE1050_applicant_justification.pdf](#)
[17VARIANCE1050_elevations.pdf](#)
[17VARIANCE1050_full_site_plan_080417.pdf](#)
[17VARIANCE1050_site_plan_detail_080417.pdf](#)

8. [17VARIANCE1052](#)

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

Project Name: 2400 Top Hill Road Addition

Location: 2400 Top Hill Road

Owner: Karen H Wunderlin Trust

Applicant: Mary Herd Jackson

Representative: Mary Herd Jackson

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1052_site_plan_081017.pdf](#)
[17VARIANCE1052_Staff_Pres.ppt](#)
[17VARIANCE1052_elevations.pdf](#)
[17VARIANCE1052_floor_plan.pdf](#)
[17VARIANCE1052_Staff_Report_BOZA_091117.pdf](#)
[17VARIANCE1052_applicant_justification.pdf](#)

9. [17VARIANCE1051](#)

Request: Variance to exceed maximum setback

Project Name: Primrose School

Location: 14801 Bush Farm Road

Owner: Papa Oreo DS, LLC

Applicant: Primrose School Franchising, Co.

Representative: Land Design & Development, Inc.

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: Joel Dock, Planner II

Attachments: [17VARIANCE1051_PLAN_090717.pdf](#)
[17VARIANCE1051_BOZA_STAFF_REPORT_091117.pdf](#)

10. [17DEVPLAN1150](#)

Request: Modification of an existing Category 3 Development Plan for a proposed mixed-use YMCA as approved by BOZA on Sept. 21, 2015.

Project Name: YMCA @ 1700 Broadway

Location: 1700 West Broadway

Owner: Steve Tarver - YMCA

Applicant: Steve Tarver - YMCA

Representative: Brooks Benton - Lockett & Faley

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Ross Allen, Planner I

Attachments: [17DEVPLAN1150_LetterofIntent.pdf](#)
[17DEVPLAN1150_Renderings.pdf](#)
[2015.09.21_BOZA_Minutes.pdf](#)
[5-413.00_Final_Plans_7-31-17_rev_1.pdf](#)
[14DEVPLAN1142_Approved_Development_Plan.pdf](#)
[17DEVPLAN1150_Elevations.pdf](#)
[17DEVPLAN1150_FloorPlans_08212017.pdf](#)
[17DEVPLAN1150_PrelimAprvd_08312017.pdf](#)
[17DEVPLAN1150_Staff_Pres_08242017.ppt](#)

11. [16CUP1065](#)

Request: Conditional Use Permit to allow a short term rental in the Traditional Neighborhood Zoning District

Project Name: Street Short Term Rental

Location: 1325 S. Brook St.

Owner: Jeff Ross

Applicant: Jeff Ross

Representative: Jeff Ross

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Brian Mabry, AICP, Planning & Design Supervisor

Attachments: [16CUP1065_APPLICATIONS_PARKING_STUDY_7-7-17.PDF](#)
[16CUP1065_Applicants_Rental_Reviews_7-7-17.PDF](#)
[16CUP1065_Applicants_Interior_Photos_3rd_Floor.pdf](#)
[16CUP1065_Staff_Report_091117.pdf](#)
[16CUP1065_Applicants_Neighborhood_Meeting_Sign_In_and_Notes.pdf](#)

12. [17CUP1045](#)

Request: Conditional Use Permit and landscape waiver to allow a medical facility (eye care surgery center) in an OR-3 zoning district

Project Name: Bennett and Bloom Medical Office Building

Location: 9200 Leesgate Road

Owner: BFW Partnership of Kentucky

Applicant: Leesgate Holdings, LLC

Representative: Clifford Ashburner

Jurisdiction: Hurstbourne

Council District: 18 - Marilyn Parker

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

Attachments: [17CUP1045_Neighborhood Meeting.pdf](#)
[17CUP1045 Powerpoint 091117.ppt](#)
[17CUP1045_Site Plan.pdf](#)
[17CUP1045_Staff Report 091117.pdf](#)
[17CUP1045_Waiver Justification.pdf](#)
[16DEVPLAN1137_Approved Minutes.pdf](#)
[16DEVPLAN1137_Approved Site Plan.pdf](#)
[17CUP1045_Elevations.pdf](#)
[17CUP1045_Justification Statement.pdf](#)
[17CUP1045_Letter of Explanation.pdf](#)

13. [17CUP1036](#)

Request: Conditional Use Permit to allow a short term rental that is not the primary residence of the host in an R-5 zone

Project Name: Short-Term Rental

Location: 1924 Stevens Avenue

Owner: Glitter Bourbon Berries LLC

Applicant: Glitter Bourbon Berries LLC

Representative: Glitter Bourbon Berries LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1036_1924 Stevens Ave_PP.ppt](#)
[17CUP1036_1924 Stevens Ave_Staff Rpt BOZA.pdf](#)
[17CUP1036_1924 Stevens Ave_Nhood Mtg.pdf](#)

14. [17CUP1037](#)

Request: Conditional Use Permit to allow a short term rental that is not the primary residence of the host in an R-6 zone

Project Name: Short-Term Rental

Location: 1115 Highland Avenue

Owner: Glitter Bourbon Berries LLC

Applicant: Glitter Bourbon Berries LLC

Representative: Glitter Bourbon Berries LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1037_1115 Highland Ave_PP.ppt](#)
[17CUP1037_1115 Highland Ave_BOZA Staff Rpt.pdf](#)
[17CUP1037_1115 Highland Ave_Nhood Mtg.pdf](#)

15. [17CUP1053](#)

Request: Conditional Use Permit to allow a short term rental that is not the primary residence of the host in an R-5 zone

Project Name: Short-Term Rental

Location: 1021 Reasor Avenue

Owner: Matthew and Julie Gatewood

Applicant: Matthew and Julie Gatewood

Representative: Matthew and Julie Gatewood

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1053_1021 Reasor Ave_BOZA staff rpt.pdf](#)
[17CUP1053_1021 Reasor Ave_PP.ppt](#)
[17CP1053_1021 Reasor Ave_Nhood Mtg.pdf](#)

16. [16CUP1063](#)

Request: Conditional Use Permit to allow student housing in the Broadway sub-area of the SoBro PDD

Project Name: 200 & 212 W. Broadway

Location: 200 & 212 W. Broadway

Owner: Second and Broadway, LLC

Applicant: Lockett & Farley Development, LLC

Representative: Lockett & Farley Architects, Engineers, and Construction Managers, LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Brian Mabry, AICP, Planning & Design Supervisor

Attachments: [16CUP1063_PLAN_REV_07-14-17.pdf](#)
[16CUP1063_Staff_Report_091117.pdf](#)
[16CUP1063_Applicants_Justification.pdf](#)
[16CUP1063_Applicants_Neighborhood_Meeting_Notes.pdf](#)
[16CUP1063_Powerpoint_091117.pdf](#)

Adjournment