



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, February 6, 2023

1:00 PM

Online Via Webex

Regular Meeting

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 012323](#)

Public Hearing

2. [22-MVARIANCE-0001](#)

Request:	A modified variance to further reduce the rear yard setback
Project Name:	9903 Brownsboro Rd
Location:	9903 Brownsboro Rd
Owner:	BR Investors, LLC
Applicant:	Bowman Consulting Group, Ltd
Jurisdiction:	Louisville Metro
Council District:	17- Markus Winkler
Case Manager:	Clara Schweiger, Planner I

3. [22-MVARIANCE-0002](#)

Request: A modified variance to exceed the maximum fence height in the street side yard setback.

Project Name: Bristol Oaks Court Variance

Location: 8701 Bristol Oaks Court

Owner: Thomas and Kim Solomon

Applicant: Kim Solomon

Jurisdiction: Louisville Metro

Council District: 26- Brent Ackerson

Case Manager: Amy Brooks, Planner I

4. [22-VARIANCE-0107](#)

Request: A variance to reduce the required 30% private yard area and to reduce the 3 ft side yard setback

Project Name: Youngland Ave Variance

Location: 1727 Youngland Avenue

Owner: Eric Johnson

Applicant: Michael Marsh

Jurisdiction: Louisville Metro

Council District: 3 - Vacant

Case Manager: Molly Clark, Planner II

5. [22-VARIANCE-0116](#)

Request: Revised Detailed District Development Plan with Waivers

Project Name: Speckman Retail Addition

Location: 719 & 721 Speckman Road

Owner/Applicant: Speckman Commercial LLC

Jurisdiction: City of Middletown

Council District: 19- Anthony Piagentini

Case Manager: Julia Williams, AICP, Planning Supervisor

6. [22-VARIANCE-0109](#)

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

Project Name: Mockingbird Valley Drive Variance

Location: 34 Mockingbird Valley Drive

Owner/Applicant: Hoedt Fitz Schultze

Representative: Trey Ferrara, LD&D, INC

Jurisdiction: Louisville Metro

Council District: 16- Scott Reed

Case Manager: Amy Brooks, Planner I

7. [23-VARIANCE-0003](#)

Request: A variance to allow a primary structure to encroach into the side yard setbacks.

Project Name: Stannye Drive Variance

Location: 2321 Stannye Drive

Owner: Andrew Noland

Applicant: Todd Shelburne

Jurisdiction: Louisville Metro

Council District: 16- Scott Reed

Case Manager: Amy Brooks, Planner I

8. [22-CUP-0390](#)

Request: Conditional Use Permit for a Hospital/Medical Clinic with Relief from a Condition and a Variance

Project Name: Hosparus

Location: 2900, 2902, 2903, 2904, 2905 Stonehaven Court; 3522, 3524, 3526, 3528, 3532 Ephraim McDowell Drive; 2917 Abigail Drive

Owner: Hosparus, Inc.

Applicant: Hosparus, Inc.

Representative: Land Design and Development

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Jay Luckett, AICP, Planner II

9. [23-CUP-0008](#)

Request: Conditional Use Permit for an adult care center
Project Name: Elderserve
Location: 631 South 28th Street
Owner: Elderserve, Inc.
Applicant: Elderserve, Inc.
Representative: Frost Brown Todd, LLP
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Chris French, AICP, Planning Supervisor

10. [22-CUP-0359](#)

Request: Conditional Use Permit for short term rental of a dwelling unit
 that is not the primary residence of the host
Project Name: Cawein Way Short Term Rental
Location: 3202 Cawein Way
Owner: Luke Neubauer
Applicant: Luke Neubauer
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Chris French, AICP, Planning Supervisor

11. [22-CUP-0363](#)

Request: Conditional Use Permit for short term rental of a dwelling unit
 that is not the primary residence of the host
Project Name: Rodman Street Short Term Rental
Location: 2717 Rodman Street
Owner: Agape Realty LLC
Applicant: Brian Bouser
Jurisdiction: Louisville Metro
Council District: 3-Vacant
Case Manager: Amy Brooks, Planner I

12. [22-CUP-0371](#)

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

Project Name: N. Wenzel Street Short Term Rental

Location: 111 N. Wenzel Street

Owner: Butcher Block Properties, LLC

Applicant: Andy Blieden

Representative: [Kelli Jones; Sabak, Wilson & Lingo, Inc]

Jurisdiction: Louisville Metro

Council District: 4- Jecorey Arthur

Case Manager: Heather Pollock, Planner I

13. [20-APPEAL-0005](#)

Request: Appeal of an administrative decision regarding nonconforming rights.

Project Name: Marie Street Appeal

Location: 1433 Marie Street

Owner: Anthony Sermersheim

Appellant: Anthony Sermersheim

Representative: Bardenwerper Talbot & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 6 - Vacant

Case Manager: Chris French, AICP, Planning Supervisor

14. [22-APPEAL-0014](#)

Request: Appeal of an administrative decision regarding nonconforming rights.

Project Name: Atterberry Court Appeal

Location: 4607 Atterberry Court

Owner: Prospect Construction, LLC

Appellant: Tom Sanders

Jurisdiction: City of Shively

Council District: 3 - Vacant

Case Manager: Chris French, AICP, Planning Supervisor

Adjournment