



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, March 19, 2018

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 03.05.18](#)

Approval of the Minutes from the March 5, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 03.05.18.pdf](#)

Public Hearing

2. [18VARIANCE1013](#)

Request: Variance to allow attached signage to exceed the allowable maximum area with associated waiver

Project Name: Old Forester Distillery

Location: 117 W Main Street

Owner: Brown Forman Corporation

Applicant: Nimlok Kentucky

Representative: Kyle Hatfield

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1013_Staff Pres.ppt](#)
[18VARIANCE1013_Staff Report_BOZA 031918.pdf](#)
[18VARIANCE1013_applicant_justification.pdf](#)
[18VARIANCE1013_elevation.pdf](#)
[18VARIANCE1013_site_plan_021918.pdf](#)

3. [18VARIANCE1007](#)

Request: Variance from 6.3.C.2 (St Matthews) to encroach into street side and rear yards
Project Name: Chenoweth Lane Medical Office
Location: 224 Chenoweth Lane
Owner: Maguire Properties
Applicant: Maguire Properties
Representative: Cliff Ashburner
Jurisdiction: St Matthews
Council District: 9 - Bill Hollander
Case Manager: Jay Lockett, Planner I

Attachments: [18VARIANCE1007 and 18DEVPLAN1010 BOZA Staff Report 3-19-18.pdf](#)
[18VARIANCE1007 Applicant Justification.pdf](#)
[18VARIANCE1007-18DEVPLAN1010 BOZA Staff Pres.ppt](#)
[18DEVPLAN1010 PLAN 3-8-18.PDF](#)

4. [18CUP1002](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit within the TNZD
Project Name: Short Term Rental
Location: 1109 S. 7th Street
Owner: Doug and Amanda VanEpps
Applicant: Doug and Amanda VanEpps
Representative: Doug and Amanda VanEpps
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1002 APO Mtg Notes.pdf](#)
[18CUP1002_BOZA staff rpt.pdf](#)
[18CUP1002_BOZA PP.ppt](#)

5. [17CUP1107](#)

Request: Conditional Use Permit to allow short term rental of a condominium dwelling unit within the TNZD

Project Name: Short Term Rental

Location: 1455 S. 4th Street, Unit A

Owner: Jerry and Kathy Rush

Applicant: Jerry and Kathy Rush

Representative: Jerry and Kathy Rush

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1107_BOZA Staff Rpt.pdf](#)
[17CUP1107_APO Mtg Notes.pdf](#)

6. [18CUP1011](#)

Request: Modification of a Conditional Use Permit for a Private Proprietary Club in an R-4 zoning district

Project Name: Hazelnut Farm

Location: 814 Eastwood Fisherville Rd

Owner: Ranjit Brar

Applicant: Ranjit Brar

Representative: Bardenwerper Talbott & Roberts PLLC

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1011_BOZA Staff Rpt.pdf](#)
[18CUP1011_Public Comment.pdf](#)
[18CUP1011_App Justif.pdf](#)

7. [17CUP1083](#)

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

Project Name: Short Term Rental

Location: 2312 Glenmary Avenue

Owner: Salman Zaidi

Applicant: Chris Payne

Representative: Chris Payne

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1083_2312 Glenmary_APO Mtg Notes.pdf](#)
[17CUP1083_Citizen Comments.pdf](#)
[17CUP1083_2312 Glenmary_BOZA staff rpt.pdf](#)

8. [17CUP1115](#)

Request: Conditional Use Permit to allow a medical clinic in a C-1 Zoning District

Project Name: Baymark Health Services of Louisville

Location: 4922 Poplar Level Road

Owner: Poplar Plaza, LLC

Applicant: Baymark Health Services of Kentucky, Inc.

Representative: Nick Pregliasco

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

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

Attachments: [17CUP1115_Site Plan.pdf](#)
[17CUP1115_Staff Report_031918.pdf](#)
[17CUP1115_Floor Plan.pdf](#)
[17CUP1115_Neighborhood Meeting.pdf](#)
[17CUP1115_Powerpoint_031918.ppt](#)

9. [17CUP1087](#)

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

Project Name: None

Location: 2211 Longest Avenue

Owner: Jocelyn Gonzalez

Applicant: Christopher Payne

Representative: Christopher Payne

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

Attachments: [17CUP1087_Staff Report_031918.pdf](#)
[17CUP1087_Timeline of Events.pdf](#)
[Citizen Comments.pdf](#)
[17APPEAL1003_Approved Minutes.pdf](#)
[17CUP1087_031918_BOZA PP.ppt](#)
[17CUP1087_Neighborhood Meeting.pdf](#)
[17CUP1087_Site Plan.pdf](#)

10. [18APPEAL1000](#)

Request: Review of Staff Determination

Project Name: 1120 W Ashland Ave Nonconforming Use Request

Location: 1120 W Ashland Ave

Owner: Aja Sherman

Applicant: Aja Sherman

Representative: n/a

Jurisdiction: Louisville Metro

Council District: 21 - Vitalis Lanshima

Case Manager: Joseph Haberman, Planning & Design Manager

Attachments: [18APPEAL1000_Appellant Grounds of Appeal.pdf](#)
[18APPEAL1000_Appellant Nonconforming Rights Application-File.pdf](#)
[18APPEAL1000_Appellant Supporting Document_Received 2-19-18.pdf](#)
[18APPEAL1000_Appellant Supporting Document_Received 2-26-18.pdf](#)
[18APPEAL1000_1958 Zoning District Map.pdf](#)
[18APPEAL1000_1984 Land Use Map.pdf](#)
[18APPEAL1000_1120 W Ashland Ave BOZA Staff Report.pdf](#)

Adjournment