



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda

### Board of Zoning Adjustment

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Monday, November 5, 2018

1:00 PM

Old Jail Auditorium

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#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 10.29.18](#)

Approval of the Minutes from the October 29, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 10.29.18.pdf](#)

#### Old Business

2. [18APPEAL1001](#)

|                   |  |
|-------------------|--|
| Request:          | Review of Land Use Determination                 |
| Project Name:     | Conley Appeal                                    |
| Location:         | 4301 Mud Lane                                    |
| Owner:            | Rickey and Janice Conley                         |
| Representative:   | Bart L. Greenwald                                |
| Jurisdiction:     | Louisville Metro                                 |
| Council District: | 13 - Vicki Aubrey Welch                          |
| Case Manager:     | Chris French, AICP, Planning & Design Supervisor |

*Applicant is requesting to continue this case to 12/3/18*

#### Public Hearing

**3. [18VARIANCE1092](#)**

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

Project Name: Colonial Drive Variance

Location: 200 Colonial Drive

Owner: Melissa Shaber and Karen Hitchcock

Representative: Mike Romage, Unlimited Home Improvements

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1092\\_Staff Pres.ppt](#)  
[18VARIANCE1092\\_Staff Report\\_BOZA 110518.pdf](#)  
[18VARIANCE1092\\_ApplicantJustification.pdf](#)  
[18VARIANCE1092\\_SitePlan.pdf](#)

**4. [18VARIANCE1093](#)**

Request: Variance to allow structures to encroach into the required front yard setback

Project Name: Smyrna Parkway Variance

Location: 7905 & 7913 Smyrna Parkway and 7900 Oliver Huff Road

Owner: The Believers Church Inc.

Representative: Nick Pregliasco, Bardenwerper Talbott & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Zach Schwager, Planner I

**Attachments:** [18VARIANCE1093\\_Staff Pres.ppt](#)  
[18VARIANCE1093\\_Staff Report\\_BOZA 110518.pdf](#)  
[18VARIANCE1093\\_Applicant Justification.pdf](#)  
[18VARIANCE1093\\_PLAN\\_10-1-18.pdf](#)

**5. [18VARIANCE1097](#)**

Request: Front Yard Variance  
Project Name: Altawood Variance  
Location: 4109 Altawood Ct  
Owner/Applicant: Rick Just  
Jurisdiction: Louisville Metro  
Council District: 17 - Glen Stuckel  
Case Manager: Jay Lockett, Planner I

**Attachments:** [18VARIANCE1097 BOZA Staff Report 11-5-18.pdf](#)  
[18VARIANCE1097 Home Elevations.pdf](#)  
[18VARIANCE1097 Neighbor Concern.pdf](#)  
[18VARIANCE1097 PLAN 10-11-18.PDF](#)  
[18VARIANCE1097 Applicant Justification.pdf](#)

**6. [18DEVPLAN1111](#)**

Request: Cat 3 Development Plan with Variances and Waivers  
Project Name: Beecher Terrace Phase 2  
Location: 1000 W Jefferson St  
Owner: Louisville Metro Housing Authority  
Representative: Missy Legel, Civil Design Inc.  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Jay Lockett, Planner I

**Attachments:** [18DEVPLAN1111 BOZA Plan.pdf](#)  
[18DEVPLAN1111 BOZA Staff Report 11-5-18.pdf](#)  
[18DEVPLAN1111 Elevations.pdf](#)  
[18DEVPLAN1111 Applicant justifications.pdf](#)

7. [18DEVPLAN1138](#)

Request: Category 2B Development Plan with associated variances and waiver

Project Name: Speedway

Location: 4239 Poplar Level Road

Owner/Applicant: Rob Sweet

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Jay Lockett, Planner I

**Attachments:** [18DEVPLAN1138\\_RENDERING.pdf](#)  
[18DEVPLAN1138\\_SITEPLAN.pdf](#)  
[18DEVPLAN1138Staff Report.pdf](#)

8. [18CUP1112](#)

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

Project Name: Bopp Short Term Rental

Location: 609 Rubel Avenue

Owner: Laura Bopp

Applicant: Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

**Attachments:** [18CUP1112\\_Power Point\\_110518.ppt](#)  
[18CUP1112\\_Site Plan.pdf](#)  
[18CUP1112\\_Staff Report\\_110518.pdf](#)  
[18CUP1112\\_Neighborhood Meeting.pdf](#)

**9.**     [18CUP1107](#)

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

Project Name:                           Brown Short Term Rental

Location:                                1919 Maplewood Place

Owner/Applicant:                      Ashley & Paul Brown

Jurisdiction:                           Louisville Metro

Council District:                      8 - Brandon Coan

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

**Attachments:**     [18CUP1107\\_Letters of Opposition.pdf](#)  
                          [18CUP1107\\_Neighborhood Meeting.pdf](#)  
                          [18CUP1107\\_Power Point\\_110518.ppt](#)  
                          [18CUP1107\\_Site Plan.pdf](#)  
                          [18CUP1107\\_Staff Report\\_110518.pdf](#)  
                          [Documents from applicant.pdf](#)  
                          [18CUP1107\\_Justification Statement.pdf](#)

**10.**    [18CUP1111](#)

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

Project Name:                           Gugliotta Short Term Rental

Location:                                2026 Baringer Avenue

Owner/Applicant:                      Sonya and Frank Gugliotta

Jurisdiction:                           Louisville Metro

Council District:                      8 - Brandon Coan

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

**Attachments:**     [18CUP1111\\_Power Point\\_110518.ppt](#)  
                          [18CUP1111\\_Site Plan.pdf](#)  
                          [18CUP1111\\_Staff Report\\_110518.pdf](#)  
                          [18CUP1111\\_Letter of Explanation.pdf](#)  
                          [18CUP1111\\_Neighborhood Meeting.pdf](#)

**11. [18CUP1102](#)**

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

Project Name: Christy Avenue Short Term Rental

Location: 1408 Christy Avenue

Owner/Applicant: Linda Sparrow

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1102\\_1408 Christy Ave\\_BOZA PP.pdf](#)  
[18CUP1102\\_1408 Christy Ave\\_BOZA Staff Rpt.pdf](#)  
[18CUP1102\\_1408 Christy Ave\\_APO Mtg.pdf](#)

**12. [18CUP1068](#)**

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

Project Name: Franklin Street Short Term Rental

Location: 815 Franklin Street

Owner/Applicant: Michael Stevens

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [18CUP1068\\_815 Franklin\\_BOZA PP.ppt](#)  
[18CUP1068\\_815 Franklin\\_BOZA Staff Rpt.pdf](#)  
[18CUP1068\\_815 Franklin\\_APO Mtg.pdf](#)

**Adjournment**