



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, January 27, 2020

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 01.06.20](#)

Approval of the Minutes from the January 6, 2020 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 01.06.20.pdf](#)

2. [BOZA Minutes 01.13.20](#)

Approval of the Minutes from the January 13, 2020 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 01.13.20.pdf](#)

Business Session

3. [STR RD 01.2020](#)

Request:	Short Term Rental Residency Determination
Project Name:	n/a
Location:	1024 Eigelbach Avenue
Owner/Applicant/Host:	Lisa Anne Lacaria
Jurisdiction:	Louisville Metro
Council District:	10 - Pat Mulvihill
Case Manager:	Zach Schwager , Planner I

Attachments: [1024EigelbachAvenue_Residency.pptx](#)

[1024EigelbachAvenue_011320_BOZA Memo.pdf](#)

4. [19-MCUP-0006](#)

Request: Modification of a Conditional Use Permit for a short term rental of a duplex that was approved on 4/1/2019, but failed to meet the required registration time frame.

Project Name: Short Term Rental
Location: 1700 Payne Street
Owner: Fowl Water LLC
Applicant: Matthew Fowler
Jurisdiction: Louisville Metro
Council District: 9-Bill Hollander
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [April 1, 2019 Minutes.pdf](#)
[Staff Report.pdf](#)
[April 1, 2018 Power Point.ppt](#)

5. [19-MCUP-0007](#)

Request: Modification of a Conditional Use Permit for a short term rental that was approved on 4/15/2019, but failed to meet the required registration time frame

Project Name: N. Clifton Avenue Short Term Rental
Location: 110 N. Clifton Avenue
Owner: Hospitality Properties, LLC
Applicant: Sal Rubino - Hospitality Properties, LLC
Jurisdiction: Louisville Metro
Council District: 9-Bill Hollander
Case Manager: Zach Schwager, Planner I

Attachments: [19-MCUP-0007_Staff Pres.ppt](#)
[19-MCUP-0007_Staff Report_BOZA 011320.pdf](#)
[19-MCUP-0007_LetterofExplanation.pdf](#)

6. [19-MVARIANCE-0003](#)

Request: Modified variance to allow attached signage to exceed the allowable area in the Downtown form district

Project Name: W. Main Street Variance

Location: 119 W. Main Street

Owner: Louisville Metro

Applicant: Cheryl Kizer - Nimtok Kentucky

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19-MVARIANCE-0003_Staff Pres.ppt](#)
[19-MVARIANCE-0003_Staff Report_BOZA 011320.pdf](#)
[19-MVARIANCE-0003_LetterofExplanation.pdf](#)
[19-MVARIANCE-0003_Rendering.pdf](#)

7. [19-CUP-0229](#)

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

Project Name: Beckman CUP

Location: 883 Parkway Drive

Owner: ABK Properties, LLC

Host: Key Source Properties, Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0229.ppt](#)
[staff report.pdf](#)

8. [19-CUP-0232](#)

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

Project Name: 5309 Westhall Short Term Rental

Location: 5309 Westhall Avenue

Owner: Villehomes, LLC

Applicant: Luke Neubauer

Jurisdiction: Louisville Metro

Council District: 21- Nicole George

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [staff pp_0232.ppt](#)
[staff report.pdf](#)

9. [19-CUP-0233](#)

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: Baroness Avenue Short Term Rental

Location: 725 Baroness Avenue

Owner: Mary Ormsby Family Revocable Trust

Applicant: Luke Neubauer - Villehomes, LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0233_Staff Pres.ppt](#)
[19-CUP-0233_Staff Report_BOZA 011320.pdf](#)
[19-CUP-0233_Bedroom1.jpg](#)
[19-CUP-0233_Bedroom2.jpg](#)
[19-CUP-0233_LetterofExplanation.pdf](#)
[19-CUP-0233_NeighborhoodMeetingInfo.pdf](#)

10. [19-CUP-0235](#)

Request: Conditional Use Permit for a short term rental of dwelling unit within the Traditional Neighborhood Zoning District.

Project Name: Short Term Rental

Location: 101 West Ormsby Avenue

Owner: Ken Herndon

Applicant/Host: Chill House, Alexandria Bolton

Jurisdiction: Louisville Metro

Council District: 6 -David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19_CUP-0235staff report.pdf](#)
[19-CUP-0235_Staff .ppt](#)

11. [19-CUP-0266](#)

Request: Conditional Use Permit for an accessory apartment
Project Name: Goss Avenue Accessory Apartment
Location: 1127 Goss Avenue
Owner: Derby Town Rentals, LLC
Applicant: Jackie O'Neil - Derby Town Rentals, LLC
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0266_Staff Pres.ppt](#)
[19-CUP-0266_Staff Report_BOZA 011320.pdf](#)
[19-CUP-0266_LetterofExplanation.pdf](#)
[19-CUP-0266_NeighborhoodMeetingInfo.pdf](#)
[19-CUP-0266_Plan.pdf](#)

Public Hearing**12. [19-VARIANCE-0073](#)**

Request: **THIS CASE HAS BEEN WITHDRAWN**
Variance to allow a sign to exceed maximum height
Project Name: Bridle Run Entry Monument Sign
Location: 1312 Flat Rock Road
Owner: Madeira Place LLC
Applicant: Robert Hayes/Fischer Homes
Jurisdiction: Louisville Metro
Council District: 19
Case Manager: Beth Jones, Planner II

13. [19-CUP-0207](#)

Request: **THIS CASE WAS CONTINUED FROM 12/16/2019**
Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Schneider Short Term Rental
Location: 1814 Bonnycastle Avenue
Owner: Steven Schneider
Representative: Jonathan Klunk
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [19-CUP-0207_Opposition.pdf](#)
[19-CUP-0207_Power Point_012720.ppt](#)
[19-CUP-0207_Staff Report_012720.pdf](#)
[19-CUP-0207_Applicant Information.pdf](#)

14. [19-CUP-0222](#)

Request: **PUBLIC HEARING FOR THIS CASE WAS CONTINUED FROM 1/13/20**
Conditional Use Permit for a short term rental of dwelling units within the Traditional Neighborhood Zoning District.

Project Name: Magnolia STR
Location: 210 East Magnolia Avenue
Owner/Applicant: Jodie Bass
Jurisdiction: Louisville Metro
Council District: 6 -David James
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19_CUP-0222 staff report.pdf](#)
[19-CUP-0222 Staff .ppt](#)

15. [19-CUP-0227](#)

Request: **PUBLIC HEARING FOR THIS CASE WAS CONTINUED FROM 1/13/20**
Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Douglass Boulevard Short Term Rental
Location: 2205 Douglass Boulevard
Owner/Applicant: Nicole Levinson
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0227 Staff Pres.ppt](#)
[19-CUP-0227 Staff Report_BOZA 011320.pdf](#)
[19-CUP-0227 BedroomPhoto.pdf](#)
[19-CUP-0227 LetterofExplanation.pdf](#)
[19-CUP-0227 NeighborhoodMeetingInfo.pdf](#)

16. [19-VARIANCE-0077](#)

Request: Variance to allow a fence in the street side yard in the traditional neighborhood form district to exceed 42 inches in height

Project Name: S. Shelby Variance

Location: 1550 S. Shelby Street

Owner/Applicant: Stephen Stricklin

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Nia Holt, Planner I

Attachments: [19-VARIANCE-0077_SitePlan.pdf](#)
[19-Variance-0077_Staff Pres.ppt](#)
[19-VARIANCE-0077_StaffReport_.pdf](#)
[19-VARIANCE-0077_Emails.pdf](#)
[19-VARIANCE-0077_Justification.pdf](#)
[19-VARIANCE-0077_Rendering.pdf](#)

17. [19-VARIANCE-0078](#)

Request: Variance to allow an addition to encroach into the side yard setback

Project Name: Mulberry Variance

Location: 1137 Mulberry St

Owner: Katy Fulton, LLC

Applicant: Rachel Harman

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Nia Holt, Planner I

Attachments: [19-VARIANCE-0078_SitePlan_1-16-20.pdf](#)
[19-Variance-0078_Staff Pres.ppt](#)
[19-VARIANCE-0078_Survey_1-16-20.pdf](#)
[19-VARIANCE-0078_Staff Report.pdf](#)
[19-VARIANCE-0078_Elevations_1-16-20.pdf](#)
[19-VARIANCE-0078_Justification.pdf](#)

18. [19-VARIANCE-0081](#)

Request: **THIS CASE IS BEING CONTINUED TO 2/3/20**
Variance to allow an addition to encroach into the side yard setbacks and a fence in the street side yard in the traditional neighborhood form district to exceed 42 inches in height

Project Name: Rogers Variance
Location: 1201 Rogers St
Owner: FlipLou, LLC
Applicant: Ariel Kattan
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Nia Holt, Planner I

Attachments: [19-VARIANCE-0081_Justification.pdf](#)
[19-VARIANCE-0081_SitePlan.pdf](#)
[IMG_4121.JPG](#)
[IMG_7794.JPG](#)
[IMG_7795.JPG](#)
[IMG_7796.JPG](#)
[1203_demo2_002.jpg](#)
[1203_demo2_033.jpg](#)
[19-Variance-0081_Staff_Pres.ppt](#)
[19-VARIANCE-0081_Staff_Report.pdf](#)

19. [19-CUP-0236](#)

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: Bradley Avenue Short Term Rental
Location: 2525 Bradley Avenue
Owner: 2525 Bradley Avenue Trust
Applicant: Jay Bowman
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0236_NeighborhoodMeetingInfo.pdf](#)
[19-CUP-0236_Staff_Pres.ppt](#)
[19-CUP-0236_Staff_Report_BOZA_012720.pdf](#)
[19-CUP-0236_BedroomPhotos.pdf](#)
[19-CUP-0236_LetterofExplanation.pdf](#)

20. [19-CUP-0239](#)

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

Project Name: Smith short term rental

Location: 4800 Raven Road

Owner/Applicant: Renee Smith

Jurisdiction: Lynnview

Council District: 21 - Nicole George

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

Attachments: [19-CUP-0239 Staff Report_012720.pdf](#)
[19-CUP-0239 Applicant Information.pdf](#)
[19-CUP-0239 Email from Lynnview.pdf](#)
[19-CUP-0239 Power Point_012720.ppt](#)

21. [19-CUP-0247](#)

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

Project Name: State Street Short Term Rental

Location: 184 ½ State Street

Owner: Derek Hughes

Applicant: Sonya Gugliotta

Jurisdiction: Louisville Metro

Council District: 9- Bill Hollander

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [staff report.pdf](#)
[19-CUP-0247.ppt](#)

22. [19-CUP-0250](#)

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: River Road Short Term Rental

Location: 5907 River Road

Owner: Andrew & Nicole Will

Applicant: Eric Widmayer - Kentucky Investment Company

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0250_Staff Pres.ppt](#)
[19-CUP-0250_Staff Report_BOZA 012720.pdf](#)
[19-CUP-0250_600ftJustificationLetter.pdf](#)
[19-CUP-0250_BedroomPhotos.pdf](#)
[19-CUP-0250_LetterofExplanation.pdf](#)
[19-CUP-0250_NeighborhoodMeetingInfo.pdf](#)

23. [19-APPEAL-0003](#)

Request: Appeal of an Administrative Decision

Project Name: South Fourth Street Appeal

Location: 1337 South Fourth Street

Appellant: Uri Segev

Representative: Uri Segev

Jurisdiction: Louisville Metro

Council District: 6 - David James

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

Attachments: [City Directories 1975-1976 10-25-19.pdf](#)
[19-APPEAL-0003_Applicant Information.pdf](#)
[19-APPEAL-0003_Staff Report 01272020.pdf](#)
[19-APPEAL-0003_BOZA Presentation.ppt](#)

Adjournment