



Louisville Metro Government

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

Agenda - Final Board of Zoning Adjustment

Monday, July 10, 2023

9:00 AM

Old Jail Auditorium

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 6.26.23](#)

Business Session

1. [23-VARIANCE-0084](#)

Request: Variance for a second story addition to encroach into the 3 foot side yard setback

Project Name: Rudd Avenue Second Story Addition Variance

Location: 3206 Rudd Avenue

Owner: Superior Henderson, LLC

Applicant: Superior Henderson, LLC

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Molly Clark, Planner II

Attachments: [23-NONCONFORM-0012_FindingsReport.pdf](#)
[23-VARIANCE-0084_staffreport062923.pdf](#)
[3206 Rudd Plans \(1\).pdf](#)
[3206 Rudd Site Plan 2023 \(1\).pdf](#)
[Bruce Cohen Variance Signature---6-25-2023 \(1\).pdf](#)
[Variance Neighbor Signed Affidavit---6-6-2023 \(1\).pdf](#)

Public Hearing**1. [22-VARIANCE-0090](#)**

Request: Variance for a fence to exceed the maximum height of 4' in the street side yards and be 6' in height

Project Name: 7708 Whitfield Drive

Location: 7708 Whitfield Drive

Owner: Lianet Reinoso

Representative: Lianet Reinoso

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Joel Dock, AICP, Planning Supervisor

Attachments: [22-VARIANCE-0090_Staff Report_060523.pdf](#)
[22-VARIANCE-0090_Fence Exhibit.pdf](#)
[22-VARIANCE-0090_Site Plan.pdf](#)

2. [23-VARIANCE-0066](#)

Request: Variances to allow a structure to encroach into the side yard setback, a fence to exceed the maximum height in a street side yard setback, and private yard area to be less than 20% of the area of the lot.

Project Name: Payne Street Variances
Location: 1112 Payne Street
Owner: Lisa Mann
Applicant: Cassidy Cook, High Bridge Development
Jurisdiction: Louisville Metro
Council District: 9-Andrew Owen
Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE- 0066_fence justification.pdf](#)
[23-VARIANCE- 0066_shed justification.pdf](#)
[23-VARIANCE-0066_Deed.pdf](#)
[23-VARIANCE-0066_Elevations.pdf](#)
[23-VARIANCE-0066_PYA Justification.pdf](#)
[23-VARIANCE-0066_SitePlan.pdf](#)
[23-VARIANCE-0066_Staff Report.pdf](#)

3. [23-VARIANCE-0034](#)

Request: A variance to allow an addition to encroach into the side yard setback.

Project Name: Garland Avenue Variance
Location: 2532 Garland Avenue
Owner/Applicant: Jezrel Gordon
Jurisdiction: Louisville Metro
Council District: 4- Jecorey Arthur
Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0034_Deed.pdf](#)
[23-VARIANCE-0034_Elevations_063023.pdf](#)
[23-VARIANCE-0034_Justification.pdf](#)
[23-VARIANCE-0034_Staff Report_063023.pdf](#)

4. [23-VARIANCE-0073](#)

Request: Variance for fence to exceed the maximum height allowed
Project Name: La Grange Road Fence Variance
Location: 8407 La Grange Road
Owner: Bart Nuss
Applicant: Bart Nuss
Jurisdiction: City of Lyndon
Council District: Paula McCraney - Council District 7
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0073 Applicant Justification.pdf](#)
[23-VARIANCE-0073 Deed.pdf](#)
[23-VARIANCE-0073 Fence Exhibit.pdf](#)
[23-VARIANCE-0073 Plan.pdf](#)
[23-VARIANCE-0073 Staff Report_071023.pdf](#)

5. [23-VARIANCE-0082](#)

Request: Variance for structure to encroach into street side yard setback as determined by infill regulations
Project Name: Edgehill Road Accessory Structure Variance
Location: 2202 Edgehill Road
Owner: Sara Watson and Matthew Rasnake
Applicant: Anne Del Prince
Jurisdiction: Louisville Metro
Council District: Ben Reno-Weber - Council District 8
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0082 Applicant Justification.pdf](#)
[23-VARIANCE-0082 Deed.pdf](#)
[23-VARIANCE-0082 Elevations.pdf](#)
[23-VARIANCE-0082 Plan_062123.pdf](#)
[23-VARIANCE-0082 Staff Report_071023.pdf](#)

6. [23-NONCONFORM-0008](#)

Request: Nonconforming Rights for a 4-plex
Project Name: Nonconforming Multi-Family
Location: 2052 Midland Avenue
Owner: 3195 Hunsinger, LLC.
Applicant: Timothy Bowman
Jurisdiction: Louisville Metro
Council District: Ben Reno-Weber - Council District 8
Case Manager: Jeremy Chesler, Planner I

Attachments: [9-19-89- PC Minutes.pdf](#)
[9-132-74- PC Minutes- Cherokee Triangle Areawide.pdf](#)
[9-132-74- Zoning Change Map.pdf](#)
[23-NONCONFORM-0008 Application 022723 \(1\).pdf](#)
[23-NONCONFORM-0008 Evidence1 4 022723.pdf](#)
[23-NONCONFORM-0008 Evidence2 4 022723.pdf](#)
[23-NONCONFORM-0008 Evidence3 4 022723.pdf](#)
[23-NONCONFORM-0008 Evidence4 4 022723.pdf](#)
[23-NONCONFORM-0008 FindingsReport 022723.pdf](#)
[23-NONCONFORM-0008 Historic Zoning Maps.pdf](#)
[23-NONCONFORM-0008 StaffReport 071023.pdf](#)

7. [23-NONCONFORM-0009](#)

Request: Nonconforming Rights for a duplex
Project Name: Nonconforming Duplex
Location: 907 Rubel Avenue
Owner: Kelly McDermott
Applicant: Kelly McDermott
Jurisdiction: Louisville Metro
Council District: Ben Reno-Weber - Council District 8
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-NONCONFORM-0009 Application 031323 \(2\).pdf](#)
[23-NONCONFORM-0009 StaffFindingsReport 031523.pdf](#)
[23-NONCONFORM-0009 StaffReport 071023.pdf](#)
[1404242 16074 MAINFILE.PDF](#)

8. [23-NONCONFORM-0013](#)

Request: Change in nonconforming rights from a tavern/saloon/bar to an office space in the front section of the first floor.

Project Name: Change in nonconformance.

Location: 436 E Caldwell St

Owner: Kendra O'Bannon

Applicant: Kendra O'Bannon

Jurisdiction: Louisville Metro

Council District: Jecorey Arthur- Council District 4

Presenter Amy Brooks, Planner II

Case Manager: Mark Pinto, Associate Planner

Attachments: [23-NONCONFORM-0013_StaffReport.pdf](#)

9. 23-CUP-0083

Request: Conditional Use Permit for off street parking in the R5 zoning district, a Category 3 plan for a 2 story warehouse with variances and waivers

Project Name: Jefferson Court Warehouse

Location: 745 Jefferson Court, 3025-3031 Nelson Court

Owner: Eric Bachelor - Bachelor Holdings, LLC

Applicant: Dinsmore & Shohl, LLP

Representative: Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Molly Clark, Planner II

Attachments: 22-CAT3-0018_23-CUP-0083_staffreport_062923.pdf
20210525_LuckettFarley_JeffersonCourtWarehouse_Option_B_ViewA.pdf
20210525_LuckettFarley_JeffersonCourtWarehouse_Option_B_ViewB.pdf
20210525_LuckettFarley_JeffersonCourtWarehouse_Option_B_ViewC.pdf
20210525_LuckettFarley_JeffersonCourtWarehouse_Option_B_ViewD.pdf
CUP Notice Letter 12.5.22 FINAL.pdf
DP-101-SITE DEVELOPMENT PLAN (2023.03.06).pdf
Final CUP LOE draft.pdf
Final FRONT PARKING WAIVER JUSTIFICATION STATEMENT.pdf
Final HEIGHT VARIANCE JUSTIFICATION STATEMENT.pdf
Final LANDSCAPE BUFFER WAIVER JUSTIFICATION STATEMENT.pdf
Final SETBACK VARIANCE JUSTIFICATION STATEMENT.pdf
Final VUA-LBA WAIVER JUSTIFICATION STATEMENT.pdf
Front Parking Waiver Application - SIGNED.pdf
Meeting Sign In Sheet.PDF
Neighborhood Meeting Minutes.pdf
viewimg (1).pdf

10. [23-CUP-0059](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host (Continued from the 6/26/2023 Meeting)

Project Name: River Road Short Term Rental

Location: 4515 River Road

Owner: Gaffney Historic River, LLC

Applicant: Galen Weiss & Ellen Archer

Representative: Cliff Ashburner, Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Heather Pollock, Planner I

Attachments: [23-CUP-0059_600ftMap.pdf](#)
[23-CUP-0059_Bedrooms.pdf](#)
[23-CUP-0059_Deed.pdf](#)
[23-CUP-0059_Letter of Explanation.pdf](#)
[23-CUP-0059_Staff Report.pdf](#)
[23-CUP-0059_staffpresentation_062623.pdf](#)
[Applicant Presentation.pdf](#)
[Neighborhood Meeting.pdf](#)

11. [23-CUP-0140](#)

Request: Conditional Use Permit for a Transitional Home in the UN zoning district

Project Name: Bank Street Transitional Housing

Location: 1915 Bank Street

Owner: Russell Gregory

Applicant: Russell Gregory

Representative: Russell Gregory

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0140_floorplans_070323.pdf](#)
[23-CUP-0140_houserules_070323.pdf](#)
[23-CUP-0140_neighborhoodmeetingmaterials.pdf](#)
[23-CUP-0140_Staff Report_BOZA_062923.pdf](#)

12. [23-CUP-0045](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host (Continued from the 6/26/2023 Meeting)

Project Name: Emery Ave Short Term Rental

Location: 5125 Emery Avenue

Owner/Applicant: Johnathan Lun

Jurisdiction: Louisville Metro

Council District: 21- Betsy Ruhe

Case Manager: Chris French, AICP, Planning Supervisor

Attachments: [23-CUP-0045 Applicant Information.pdf](#)
[23-CUP-0045 Staff Report 06262023.pdf](#)

Adjournment