



# Louisville Metro Government

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

## Agenda Board of Zoning Adjustment

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Monday, November 21, 2022

1:00 PM

Old Jail Auditorium

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*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 10.31.22](#)  
Approval of the minutes of the October 31, 2022 Board of Zoning Adjustment meeting.
2. [BOZA Minutes 11.07.22](#)  
Approval of the minutes of the November 7, 2022 Board of Zoning Adjustment meeting.

### Business Session

3. [2023 BOZA Calendar](#)  
Request: BOZA 2023 Meeting Calendar Review  
Case Manager: Chris French, Planning Supervisor

### Public Hearing

**4.** [21-VARIANCE-0181](#)

Request: A Variance to allow a proposed grocery store to exceed the 150' front yard setback

Project Name: Proposed Grocery Store

Location: 10201 Brownsboro Road

Owner: The Deerfield Co.

Applicant: Dinsmore & Shohl, LLP

Representative: Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Molly Clark, Planner II

**5.** [22-VARIANCE-0118](#)

Request: Variance to allow a second story addition to encroach into both side yard setbacks.

Project Name: 1446 S. Hancock Street

Location: 1446 S. Hancock St.

Owner: Jason Weiss

Applicant: Jason Weiss

Jurisdiction: Louisville Metro

Council District: 6- David James

Case Manager: Amy Brooks, Planner I

**6.** [22-VARIANCE-0130](#)

Request: Variance to allow fence to exceed the maximum height in a street side yard setback.

Project Name: Macon Ave Variance

Location: 513 Macon Ave

Owner: Cobalt Homes LLC

Applicant: Cullen Bilyeu

Jurisdiction: St. Matthews

Council District: 9- Bill Hollander

Case Manager: Amy Brooks, Planner I

7. [22-VARIANCE-0132](#)

Request: Variance to allow an accessory structure to encroach into a side yard setback.

Project Name: Deer Park Ave Variance

Location: 1611 Deer Park Ave

Owner: James Kammer

Applicant: James Kammer

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Amy Brooks, Planner I

8. [22-MCUP-0008](#)

Request: Modified Conditional Use Permit for a short term rental that is not the primary resident of the host)

Project Name: Roosevelt Ave Short Term Rental

Location: 4126 Roosevelt Ave

Owner: DHI IV, LLC

Applicant: Daniel Guillory

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Amy Brooks, Planner I

9. [22-CUP-0230](#)

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

Project Name: Southwestern Pkwy Short Term Rental

Location: 909 Southwestern Pkwy

Owner: Victor Sandusky

Applicant: Victor Sandusky

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Molly Clark, Planner II

**10.** [22-CUP-0260](#)

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

Project Name: Wizard Avenue Short Term Rental

Location: 3432 Wizard Avenue

Owner: Dynamic Homes, LLC

Applicant: Michael Hiter

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Chris French, Planning & Design Supervisor

**11.** [22-CUP-0261](#)

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

Project Name: Richmond Drive Short Term Rental

Location: 1627 Richmond Drive

Owner: Dynamic Homes, LLC

Applicant: Michael Hiter

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Chris French, Planning & Design Supervisor

**12.** [22-CUP-0262](#)

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

Project Name: Hillview Drive Short Term Rental

Location: 313 Hillview Drive

Owner: Dynamic Rentals II, LLC

Applicant: Michael Hiter

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Chris French, Planning & Design Supervisor

**13.** [22-CUP-0302](#)

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

Project Name: Parkway Drive Short Term Rental

Location: 840 Parkway Drive

Owner: Jessi Dietrich

Applicant: Jessi Dietrich

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Heather Pollock, Planner I

**14.** [22-APPEAL-0012](#)

Request: Appeal of an administrative decision to deny a retail license for a Smoking Retail Store for non-compliance with the zoning requirements in the Land Development Code (LDC).

Project Name: Bardstown Road Appeal

Location: 3333 Bardstown Road

Owner: Nigam Retail Complex, LLC

Appellant: Nigam Retail Complex, LLC

Representative: Shunnarah Law Firm

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Chris French, Planning & Design Supervisor

**Adjournment**