



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, March 20, 2023

1:00 PM

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 03.06.23](#)

Approval of the minutes of the March 6, 2023 Board of Zoning Adjustment meeting.

Business Session

2. [23-EXTENSION-0003](#)

Request:	Second Extension of Expiration for a Conditional Use Permit to allow mini-warehouses in C-2 zoning
Project Name:	The Storage Project Sycamore Station
Location:	12550 Sycamore Station Pl
Owner:	TSP Sycamore Station, LLC
Applicant:	Dwayne Hunt
Representative:	Jamie Cox, Vixe Cox & Townsend, PLLC
Jurisdiction:	Louisville Metro
Council District:	11 - Kevin Kramer
Case Manager:	John Michael Lawler, Planner I

Attachments: [23-EXTENSION-0003_BOZASTaffReport_032023.pdf](#)

3. [BOZA Bylaws Amendment 03.20.23](#)

Request: Amendments to the BOZA Bylaws and Policies
Case Manager: Chris French, AICP, Planning Supervisor

Attachments: [BOZA Bylaws and Policies Amendment_03132023.pdf](#)

Public Hearing**4. [22-VARIANCE-0167](#)**

Request: A variance to allow a proposed lot to have less than 20% private yard area.
Project Name: Algonquin Parkway Variance
Location: 1740 Algonquin Parkway
Owner: Closky Properties, LLC
Applicant: Todd Willett, Willett & Associates Land Surveying, INC.
Jurisdiction: Louisville Metro
Council District: 3 - Kumar Rashad
Case Manager: Molly Clark, Planner II

Attachments: [22-VARIANCE-0167 Staff Report_031323.pdf](#)
[22-VARIANCE-0167 justifications.pdf](#)
[22-VARIANCE-0167 siteplan_031323.pdf](#)

5. [22-VARIANCE-0166](#)

Request: A variance from Section 5.3.5.C.3.a to allow off-street parking to encroach 10' into the required front yard setback
Project Name: Hampton Inn
Location: 400 Bullitt Ln
Owner: RB Properties IV, LLC
Applicant: Musselman Hotels, LLC
Representative: John Addington
Jurisdiction: Louisville Metro
Council District: 7 - Paula McCraney
Case Manager: John Michael Lawler, Planner I

Attachments: [22-VARIANCE-0166 BOZASTaffReport_032023.pdf](#)
[2023-03-20_BOZA-Presentation-Hampton-Inn.pdf](#)

6. [23-VARIANCE-0002](#)

Request: Variance to allow a primary structure to exceed the maximum infill front yard setback.

Project Name: Memory Lane Variance

Location: 6811 Memory Lane

Owner: Ben Ofokile

Applicant: Ben Ofokile

Jurisdiction: Louisville Metro

Council District: 12- Rick Blackwell

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0002_StaffReport \(003\).pdf](#)
 [23-VARIANCE-0002_Applicant's Justification.pdf](#)
 [23-VARIANCE-0002_Deed.pdf](#)
 [23-VARIANCE-0002_Site Plan.pdf](#)

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

Request: A variance to allow exterior stairs and landings to encroach into the side yard setback.

Project Name: Sherwood Avenue Variance

Location: 2082 Sherwood Avenue

Owner: Angie Kinser and David Armstrong

Applicant: Anne Delprince

Jurisdiction: Louisville Metro

Council District: 8-Vacant

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0009_StaffReport.pdf](#)
 [23-VARIANCE-0009_Deed.pdf](#)
 [23-VARIANCE-0009_Elevations.pdf](#)
 [23-VARIANCE-0009_Justification.pdf](#)
 [23-VARIANCE-0009_SitePlan.pdf](#)

8. [23-VARIANCE-0011](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of the lot.

Project Name: Garland Avenue Variance

Location: 4344 Garland Avenue

Owner: Jeffery and Natalie Hancox

Applicant: Jeffery Hancox

Jurisdiction: Louisville Metro

Council District: 5-Donna Purvis

Case Manager: Amy Brooks Planner I

Attachments: [23-VARIANCE-0011_Staff Report_032023 \(002\).pdf](#)
[23-VARIANCE-0011_Applicant's Justification.pdf](#)
[23-VARIANCE-0011_Deed.pdf](#)
[23-VARIANCE-0011_Elevations.pdf](#)
[23-VARIANCE-0011_SitePlan.pdf](#)

9. [23-VARIANCE-0015](#)

Request: Building Height Variance

Project Name: Farm Credit Mid-America

Location: 12501 Lakefront Place

Owner: Farm Credit Mid-America FLCA

Applicant: Farm Credit Mid-America FLCA

Representative: Milestone Design Group

Jurisdiction: City of Jeffersontown/Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Julia Williams, AICP, Planning Manager

Attachments: [23-variance-0015_BOZA Staff Report_032023.pdf](#)
[22-DDP-0083 Plan.pdf](#)
[FCMA Lakefront - Sheet - A20-1 - Building Elevations \(N & S\).pdf](#)
[FCMA Lakefront - Sheet - A20-2 - Building Elevations \(E & W\).pdf](#)

10. [22-CUP-0373](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: O' Daniel Avenue Short Term Rental
Location: 1724 O' Daniel Avenue
Owner: O' Daniel Avenue Properties LLC
Applicant: Dean Hedges
Jurisdiction: Louisville Metro
Council District: 10- Pat Mulvihill
Case Manager: Amy Brooks, Planner I

Attachments: [22-CUP-0373_Staff Report_.pdf](#)
[22-CUP-0373_600ftMap.pdf](#)
[22-CUP-0373_BedroomPhotos.pdf](#)
[22-CUP-0373_Deed.pdf](#)
[22-CUP-0373_LetterofExplanation.pdf](#)
[22-CUP-0373_NeighborhoodMeetingDocumentation.1.pdf](#)
[22-CUP-0373_NeighborhoodMeetingDocumentation.2.pdf](#)
[PublicComment.pdf](#)

11. [22-CUP-0399](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: Lynnview Avenue Short Term Rental
Location: 4319 Ridgeview Avenue
Owner/Applicant: Darys Properties 90, LLC
Representative: Darien Barrera & Jennifer Suarez
Jurisdiction: Louisville Metro
Council District: 1 - Tammy Hawkins
Case Manager: Heather Pollock, Planner I

Attachments: [22-CUP-0399_Staff Report.pdf](#)
[22-CUP-0399_Bedrooms.pdf](#)
[22-CUP-0399_Letter of Explanation.pdf](#)
[22-CUP-0399_Neighborhood Meeting.pdf](#)
[Interested Party Comment 122122.pdf](#)

12. [22-CUP-0402](#)

Request: Conditional Use Permit for an accessory dwelling unit
Project Name: Tyler Lane Accessory Dwelling Unit
Location: 2215 Tyler Lane
Owner/Applicant: Robert and Anne Klutz
Representative: Cliff Ashburner
Jurisdiction: Louisville Metro
Council District: 8 - Vacant
Case Manager: Amy Brooks, Planner I

Attachments: [22-CUP-0402_StaffReport_032023.pdf](#)
[22-CUP-0402.PublicComments.3.pdf](#)
[22-CUP-0402_Deed.pdf](#)
[22-CUP-0402_ElectricalInspection.pdf](#)
[22-CUP-0402_Interior and Exterior Photos.pdf](#)
[22-CUP-0402_NeighborhoodMeetingDocumentation.pdf](#)
[22-CUP-0402_Public Comment.1.pdf](#)
[22-CUP-0402_PublicComment.2.pdf](#)
[Klutz Floor and Site Plan - 2215 Tyler \(1-16-23\).pdf](#)

13. [22-CUP-0407](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host
Project Name: Burton Avenue Short Term Rental
Location: 701 Burton Avenue
Owner: JNP Rentals LLC
Applicant: Jessy Pardue
Jurisdiction: Louisville Metro
Council District: 3-Kumar Rashad
Case Manager: Amy Brooks, Planner I

Attachments: [22-CUP-0407_StaffReport_032023.pdf](#)
[22-CUP-0407_600ftMap_031023.pdf](#)
[22-CUP-0407_BedroomPhotos.pdf](#)
[22-CUP-0407_Deed.pdf](#)
[22-CUP-0407_LetterofExplanation.pdf](#)
[22-CUP-0407_NeighborhoodMeetingDocumentation.pdf](#)
[PublicComment.pdf](#)

14. [22-CUP-0408](#)

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: 1000 Parkway Drive

Owner/Applicant: GV Capital Investments, LLC.

Representative: Victor Sandusky

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Molly Clark, Planner II

Attachments: [22-CUP-0408_Staff Report_031023.pdf](#)
[22-CUP-0408_600ftMap_031023.pdf](#)
[22-CUP-0408_interestedpartycomment.pdf](#)
[22-CUP-0408_interestedpartycomment2.pdf](#)
[20230224_120043.jpg](#)
[20230224_120055.jpg](#)
[20230224_120140.jpg](#)
[Parkway Drive Meeting Summary.pdf](#)

15. [22-CUP-0410](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host

Project Name: Meadowcreek Drive Short Term Rental

Location: 1060 Meadowcreek Drive

Owner/Applicant: Kylepost, LLC.

Representative: Kyle Post

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Molly Clark, Planner II

Attachments: [22-CUP-0410_Staff Report_031323.pdf](#)
[22-CUP-0410_600ftMap_031023.pdf](#)
[22-CUP-0410_Photos_122322.pdf](#)
[Neighborhood Meeting Attendance Sheet - 1960 Meadowcreek Dr.pdf](#)
[Neighborhood Meeting Summary v2.pdf](#)

16. [22-APPEAL-0014](#)

Request: Appeal of an administrative decision regarding nonconforming rights.

Project Name: Atterberry Court Appeal

Location: 4607 Atterberry Court

Owner: Prospect Construction, LLC

Appellant: Tom Sanders

Jurisdiction: City of Shively

Council District: 3 - Vacant

Case Manager: Chris French, AICP, Planning Supervisor

Attachments: [22-APPEAL-0014_Appellant's Information.pdf](#)
[22-APPEAL-0014 Staff Report 02062023.pdf](#)

Adjournment