



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, May 15, 2023

1:00 PM

Old Jail Courtroom

The Board of Zoning Adjustment meeting will be in-person at the Old Jail Auditorium on 514 West Liberty Street, Louisville, KY 40202.

Those wishing to join the meeting using a computer, laptop, or mobile device may do so using the following information:

Join link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=mb1d2840659579b20fd70eb269318ae2b>

Webinar number:

2305 492 4769

Webinar password:

BOZA051523 (26920515 from phones and video systems)

Join by phone

+1-415-655-0001 US Toll

Access code: 230 549 24769

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 04.24.23](#)
Approval of the minutes of the April 24, 2023 Board of Zoning Adjustment meeting.
2. [BOZA Minutes 05.01.23](#)
Approval of the minutes of the May 1, 2023 Board of Zoning Adjustment meeting.

Business Session

3. [23-VARIANCE-0047](#)

Request: VARIANCES for an addition to a primary structure to encroach into the side yard setbacks.

Project Name: Mary Street Variance

Location: 1049 Mary Street

Owner: KMCM Holdings, LLC

Applicant: Jason Thomas

Jurisdiction: Louisville Metro

Council District: 6- Phillip Baker

Case Manager: Molly Clark, Planner II

4. [22-MCUP-0001](#)

Request: **CONTINUED FROM 05/01/23 BOZA** - A Modified Conditional Use Permit for a Scrap Metal Recycling and Storage Facility.

Project Name: River Metals Recycling

Location: 2110 Metal Ln, 2045 River Rd, 2114 Metal Ln, 2300 Metal Ln, 2255 Metal Ln, and 2601 River Green Cir.

Owner: River Metals Recycling, Inc.

Applicant: River Metals Recycling, Inc.

Representative: Nick Nicholson, Stoll Keenon Ogden, PLLC

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Chris French, AICP, Planning Supervisor

Public Hearing**5. [23-CUP-0040](#)**

Request: **CONTINUED FROM MAY 1, 2023 BOZA MEETING** - A Conditional use permit to allow a rehabilitation home in the R-5 Single-Family Zoning District

Project Name: Bolling Avenue Rehabilitation Home

Location: 2318 Bolling Avenue

Owner/Applicant: Omni Community Enrichment and Development

Representative: Damin Williams

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

6. [23-VARIANCE-0025](#)

Request: Multiple variances related to a proposed office building in the City of St. Matthews

Project Name: 141 Office

Location: 141 Chenoweth Ln

Owner: CATDAWGS141, LLC

Applicant: CATDAWGS141, LLC

Representative: Ted Bernstein, LDD Inc.

Jurisdiction: City of St. Matthews

Council District: 9 - Andrew Owen

Case Manager: John Michael Lawler, Planner I

7. [23-VARIANCE-0028](#)

Request: VARIANCES for a structure to encroach into the side yard setback, a fence to exceed the maximum height in the front yard setbacks, and a WAIVER for the required 5 ft. landscape buffer area.

Project Name: Logan Street Enclosure

Location: 1110 Logan Street

Owner: Fam1 Reality Group LLC

Applicant: Ibraheem Abdallah

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Amy Brooks, Planner I

8. [23-VARIANCE-0036](#)

Request: VARIANCES for a structure to encroach into the side yard and front yard setbacks

Project Name: Comfort Care Home Variance

Location: 1427 Story Ave

Owner: Karen Cassidy, Hildegard House Inc.

Applicant: IMark Clore

Jurisdiction: Louisville Metro

Council District: 4- Jecorey Arthur

Case Manager: Amy Brooks, Planner I

9. [22-VARIANCE-0119](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of the lot; Variances to allow a primary structure to exceed the maximum front yard setback and the maximum building height . **TO BE CONTINUED TO A DATE UNCERTAIN**

Project Name: Rear Mulberry Street Variances

Location: 917 R. Mulberry Street

Owner: MBS Remodeling LLC

Applicant: Jamie Barnes

Jurisdiction: Louisville Metro

Council District: 15- Jennifer Chappell

Case Manager: Amy Brooks, Planner I

10. [23-NONCONFORM-0001](#)

Request: Nonconforming Rights Application for a duplex

Project Name: Duplex

Location: 719 W Kenwood Dr

Owner: Victoria Quibell -Tran Le LLC

Applicant: Victoria Quibell

Jurisdiction: Louisville Metro

Council District: Betsy Ruhe - District 21

Presenter: Christopher French, AICP, Planning Supervisor

Case Manager: Ian Sexton, Associate Planner

11. [23-NONCONFORM-0005](#)

Request: Nonconforming Rights Application for a tavern/bar

Project Name: Nonconforming rights

Location: 3800 Cane Run Road

Owner: Ricardo E. Acosta

Applicant: Ricardo E. Acosta

Jurisdiction: Louisville Metro

Council District: Tammy Hawkins - District 1

Case Manager: Ian Sexton, Associate Planner

12. [23-NONCONFORM-0006](#)

Request: Nonconforming Rights Application for a parking area for automobiles and heavy trucks that serve the adjacent industrial use.

Project Name: Nonconforming rights

Location: N 32nd St (West abutting property to 101 N 32nd St

Owner: West End Transportation Partners

Applicant: Charles Podgursky

Jurisdiction: Louisville Metro

Council District: Donna Purvis - District 5

Presenter Christopher French, AICP, Planning Supervisor

Case Manager: Mark Pinto, Associate Planner

13. [22-CUP-0077](#)

Request: Conditional Use Permit for an Accessory Dwelling Unit in the R-4 Zoning District

Project Name: Walter Avenue Accessory Dwelling Unit

Location: 9101 Walter Avenue

Owner: 3 Bears Ventures, LLC

Applicant: Pamela Smith & Amber Willetts

Jurisdiction: Louisville Metro

Council District: 24 -Madonna Flood

Case Manager: Heather Pollock, Planner I

14. [23-CUP-0002](#)

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

Project Name: William Street Short Term Rental

Location: 166 William Street

Owner/Applicant: Jodi Bessinger & Joshua Swetnam

Jurisdiction: Louisville Metro

Council District: 9 -Andrew Owen

Case Manager: Heather Pollock, Planner I

15. [23-CUP-0023](#)

Request: A Conditional use permit to allow a short-term rental of a dwelling unit that is not the primary residence of the host in the TNZD zoning district

Project Name: S 2nd Street Short Term Rental

Location: 1342 S 2nd Street

Owner/Applicant: Murphy & Klein Property Management

Representative: Murphy & Klein Property Management

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

16. [23-CUP-0066](#)

Request: A Conditional use permit to allow Bed and Breakfast Inn in the TNZD zoning district

Project Name: S 3rd Street Bed and Breakfast Inn

Location: 1355 S 3rd Street

Owner/Applicant: William Gilbert & Dale Strange

Representative: William Gillbert & Dale Strange

Jurisdiction: Louisville Metro

Council District: 6 - Phillip Baker

Case Manager: Molly Clark, Planner II

17. [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

Representative: Bardenwerper, Talbot & Roberts, PLLC

Jurisdiction: City of Shively

Council District: 3 - Kumar Rashad

Case Manager: Chris French, AICP, Planning Supervisor

18. [23-APPEAL-0002](#)

Request: Appeal of an administrative decision regarding zoning enforcement.

Project Name: Burlingame Court Appeal

Location: 8605 Burlingame Court

Owner: Daniel Most

Appellant: Daniel Most

Representative: Bardenwerper, Talbot & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 23 - Jeff Hudson

Case Manager: Chris French, AICP, Planning Supervisor

19. [LIC-STA-23-00359](#)

Request: Short Term Rental Host Residency Hearing - **TO BE CONTINUED TO A FUTURE DATE**

Project Name: Host Bryce Garris

Location: 721 Henry Firpo St

Owner: PARSII, ON FIRPO LLC

Applicant: n/a

Representative: Bryce Garris

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Joseph Haberman, Planning & Design Manager

20. [LIC-STA-23-00614](#)

Request: Short Term Rental Host Residency Hearing

Project Name: Host Wayne Gallavin

Location: 2509 Top Hill Rd

Owner: 2509 TH Land Trust

Applicant: n/a

Representative: Wayne Gallavin

Jurisdiction: Louisville Metro

Council District: 9 - Andrew Owen

Case Manager: Joseph Haberman, Planning & Design Manager

Adjournment