



# Louisville Metro Government

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

## Agenda - Final Board of Zoning Adjustment

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Monday, September 11, 2023

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 8.21.23](#)

**Attachments:**     [8.21.23 BOZA Minutes.pdf](#)

### Business Session

**1. [23-VARIANCE-0102](#)**

Request: Variance for side setback  
Project Name: Breckenridge Street Variance  
Location: 1409 E. Breckenridge Street  
Owner: Kristy & John Milchick  
Applicant: Kristy & John Milchick  
Representative: Kristy & John Milchick  
Jurisdiction: Louisville Metro  
Council District: 8 - Ben Reno-Weber  
Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0102\\_Staff Report\\_091123.pdf](#)  
[23-VARIANCE-0102\\_Applicant Justification.pdf](#)  
[23-VARIANCE-0102\\_Elevations.pdf](#)  
[23-VARIANCE-0102\\_Non-Public Hearing Affidavit.pdf](#)  
[23-VARIANCE-0102\\_Site Plan.pdf](#)  
[23-VARIANCE-0102\\_Transportation Comment.pdf](#)

**Public Hearing****2. [23-VARIANCE-0063](#)**

Request: TO BE CONT'D TO OCTOBER 16, 2023. Variances to allow a structure to encroach into the required side yard setback and to allow a fence to exceed the maximum height in the rear yard.

Project Name: Ronwood Drive Variance  
Location: 4921 Ronwood Drive  
Owner: Heyler Perez  
Applicant: Edna Blanco  
Representative: Edna Blanco  
Jurisdiction: Louisville Metro  
Council District: 24- Madonna Flood  
Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0063\\_Staff Report\\_080123\\_\(002\).pdf](#)  
[23-VARIANCE-0063\\_Deed.pdf](#)  
[23-VARIANCE-0063\\_Fence Applicant Justification.pdf](#)  
[23-VARIANCE-0063\\_Side Setback Applicant Justification.pdf](#)  
[23-VARIANCE-0063\\_Site Photos.pdf](#)  
[23-VARIANCE-0063\\_PublicComment.pdf](#)  
[23-VARIANCE-0063\\_SitePlan\\_080723.pdf](#)

**3. [23-VARIANCE-0060](#)**

Request: Variance to allow an accessory structure to encroach into the street side setback (Continued from the 8/21/23 BOZA Meeting).

Project Name: 2038 Tyler Lane  
Location: 2038 Tyler Lane  
Owner: Tyler 2038 LLC  
Applicant: Ethan Adams, EFK Properties LLC  
Representative: Kevin Sullivan, EFK Properties LLC  
Jurisdiction: Louisville Metro  
Council District: 8- Ben Reno-Weber  
Case Manager: Amy Brooks, Planner I

**Attachments:** [23-VARIANCE-0060\\_Staff\\_Report\\_082123.pdf](#)  
[23-VARIANCE-0060\\_Applicant\\_GARAGE-EXHIBIT\\_25\\_071823'.pdf](#)  
[23-VARIANCE-0060\\_Interested\\_Party\\_Comments\\_062123.pdf](#)  
[23-VARIANCE-0060\\_Interested\\_Party\\_Comments\\_082823.pdf](#)  
[23-VARIANCE-0060\\_Justification\\_042423.pdf](#)  
[23-VARIANCE-0060\\_NeighborPhotos\\_062123.pdf](#)  
[23-VARIANCE-0060\\_PW\\_Inspection\\_062723.pdf](#)  
[23-VARIANCE-0060\\_PW\\_Pictures\\_062723.pdf](#)  
[23-VARIANCE-0060\\_Tyler\\_Ln\\_Boundary\\_Survey\\_042823.pdf](#)

**4. [23-VARIANCE-0100](#)**

Request: CONTINUED FROM AUGUST 21, 2023. Category 3 Development Plan with Variance to exceed the 80' maximum front yard setback

Project Name: Quadrant Zorn Retail Park  
Location: 1041 Zorn Avenue  
Owner: Quadrant Hospitality LLC  
Applicant: Quadrant Hospitality LLC  
Representative: Mindel Scott  
Jurisdiction: Louisville Metro  
Council District: 9 - Andrew Owen  
Case Manager: Ethan Lett, Planner I

**Attachments:** [23-VARIANCE-0100\\_BOZASTaffReport\\_090123.pdf](#)  
[23-VARIANCE-0100\\_Elevations\\_081023.pdf](#)  
[23-VARIANCE-0100\\_Plan\\_071723.pdf](#)

**5. [23-VARIANCE-0070](#)**

Request: Variances associated with a Category 3 Development plan for a 60-unit senior housing development

Project Name: Iroquois Homes Senior Living

Location: 1400 Bicknell Ave

Owner: Louisville Metro Housing Authority

Applicant: Louisville Metro Housing Authority

Representative: Missy Legel

Jurisdiction: Louisville Metro

Council District: 15 - Jennifer Chappell

Case Manager: John Michael Lawler, Planner I

**Attachments:** [23-VARIANCE-0070\\_BOZASTaffReport\\_082123.pdf](#)  
[23-VARIANCE-0070 Interested Party Comments.pdf](#)  
[23-VARIANCE-0070\\_Plan.pdf](#)

**6. [23-CUP-0143](#)**

Request: Conditional Use Permit for a RV Park

Project Name: Derby Park RV Resort

Location: 2900 7th Street Rd

Owner: Louisville 2900, LLC.

Applicant: Frost Brown & Todd, LLP  
Bowman Consulting Group, LTD

Jurisdiction: City of Shively

Council District: 3 - Kumar Rashad

Case Manager: Molly Clark, Planner II

**Attachments:** [23-CUP-0143\\_09-003-86\\_DEVELOPMENTPLANAPPROVED.PDF](#)  
[23-CUP-0143 Applicant Justifications and Explanation.pdf](#)  
[23-CUP-0143\\_Applicant Presentation 080723.pdf](#)  
[23-CUP-0143 Fire Comments.pdf](#)  
[23-CUP-0143\\_plan\\_073123.pdf](#)  
[23-CUP-0143\\_staffreport\\_073123.pdf](#)

**7. [23-VARIANCE-0097](#)**

Request: Variance from LDC Section 5.1.12 to encroach 35' into the 50' infill street-side yard setback

Project Name: Stony Brook Daycare

Location: 5206 Stony Brook Drive

Owner: Stony Brook Drive LLC

Applicant: Stony Brook Drive LLC

Representative: BlueStone Engineers, PLLC

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Ethan Lett, Planner I

**Attachments:** [23-DDP-0020 Elevations\\_090123.pdf](#)  
[23-DDP-0020 Plan\\_082223.pdf](#)  
[23-VARIANCE-0097\\_BOZASTaffReport\\_083123.pdf](#)

**8. [23-VARIANCE-0105](#)**

Request: Variance to allow a freestanding sign to exceed the maximum height permitted and a waiver to allow a changing image sign within 300 ft. of residential use.

Project Name: Class Act FCU Freestanding Sign

Location: 3620 Fern Valley Road

Owner: Classroom Teachers Federal Credit Union

Applicant: Heather Mullin, Golden Rule Signs

Representative: Heather Mullin, Golden Rule Signs

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Heather Pollock, Planner I

**Attachments:** [23-VARIANCE-0105\\_23-WAIVER-0094\\_StaffReport\\_.pdf](#)  
[23-VARIANCE-0105\\_23-WAIVER-0094\\_Revised Plan\\_082123.pdf](#)  
[23-VARIANCE-0105\\_Justification.pdf](#)  
[23-WAIVER-0094\\_09-124-86\\_Minutes\\_021987.pdf](#)  
[23-WAIVER-0094\\_B-098-96\\_Minutes\\_060396.pdf](#)  
[23-WAIVER-0094\\_Justification.pdf](#)

**9.**     [23-VARIANCE-0110](#)

Request:                                 Variance to allow attached business signs to extend to a height of more than 25 ft. above ground.

Project Name:                         Morris Pointe Sign Variance

Location:                               3939 Shelbyville Road

Owner:                                  Burdorf Properties, LLC

Applicant:                              Elizabeth Pitchford, Ruggles Signs

Representative:                       Elizabeth Pitchford, Ruggles Signs

Jurisdiction:                          City of St. Matthews

Council District:                       9 - Andrew Owen

Case Manager:                         Heather Pollock, Planner I

**Attachments:**     [23-VARIANCE-0110\\_Staff Report\\_.pdf](#)  
                              [23-VARIANCE-0110\\_Justification.pdf](#)  
                              [23-VARIANCE-0110\\_Plan\\_080723.pdf](#)  
                              [23-VARIANCE-0110\\_St. Matthews Agency Comment.pdf](#)

**10.**    [23-MCUP-0004](#)

Request:                                 Modified Conditional Use Permit for mini warehouses.

Project Name:                         KO Storage of Louisville

Location:                               8213 Nash Rd

Owner:                                  KOSF II Louisville LLC

Applicant:                              Aaron, Hess, KO Construction LLC

Representative:                       Aaron Hess

Jurisdiction:                          Louisville Metro

Council District:                       13- Dan Seum, Jr.

Case Manager:                         Amy Brooks, Planner I

**Attachments:**     [23-MCUP-0004\\_BOZA Staff Report 090123.pdf](#)  
                              [23-MCUP-0004\\_Elevations.pdf](#)  
                              [23-MCUP-0004\\_Letter of Explanation.pdf](#)  
                              [23-MCUP-0004\\_Site Plan.pdf](#)

**11.** [23-MCUP-0005](#)

Request: Modified Conditional Use Permit for off-street parking.  
Project Name: Greater Galilee Off-Street Parking  
Location: 4000 W. Broadway  
Owner: Greater Galilee Church of Louisville  
Applicant: Eric A. Johnson  
Representative: Ashley Bartley - QK4  
Jurisdiction: Louisville Metro  
Council District: 5- Donna Purvis  
Case Manager: Amy Brooks, Planner I

**Attachments:** [23-MCUP-0005\\_BOZA Staff Report 091123.pdf](#)  
[23-MCUP-0005 Letter of Explanation.pdf](#)  
[23-MCUP-0005\\_Site Plan.pdf](#)  
[23-WAIVER-0114\\_Justification Statement.pdf](#)

**12.** [23-NONCONFORM-0021](#)

Request: Nonconforming Rights Determination  
Project Name: Nonconforming Rights  
Location: 1836 Eastern Parkway  
Owner: Ruth and David Lovell  
Applicant: Ruth Lovell  
Representative: Ruth Lovell  
Jurisdiction: Louisville Metro  
Council District: 8 - Ben Reno-Weber  
Case Manager: Joel P. Dock, AICP, Planning Supervisor

**Attachments:** [23-NONCONFORM-0021\\_BOZA Staff Report.pdf](#)  
[23-NONCONFORM-0021\\_Application\\_072423.pdf](#)  
[23-NONCONFORM-0021\\_EmailDirectories\\_080423.pdf](#)  
[23-NONCONFORM-0021\\_Evidence\\_081523.pdf](#)  
[23-NONCONFORM-0021\\_Photos\\_080123.pdf](#)  
[23-NONCONFORM-0021\\_PublicComment\\_082923.pdf](#)

**13.** [23-NONCONFORM-0022](#)

Request: Nonconforming Rights Determination  
Project Name: Nonconforming Rights  
Location: 714 S. 37th Street  
Owner: Brightstone, LLC  
Applicant: Dena Freeman  
Representative: Dena Freeman  
Jurisdiction: Louisville Metro  
Council District: 5 - Donna Purvis  
Case Manager: Joel P. Dock, AICP, Planning Supervisor

**Attachments:** [23-NONCONFORM-0022\\_BOZA Staff Report.pdf](#)  
[23-NONCONFORM-0022\\_Application\\_073123.pdf](#)  
[23-NONCONFORM-0022\\_Chickasaw Neighborhood Needs Assessment, 1985,](#)  
[23-NONCONFORM-0022\\_Historic Newspaper Clippings.pdf](#)  
[23-NONCONFORM-0022\\_Unit1Photos.pdf](#)  
[23-NONCONFORM-0022\\_Unit2Photos.pdf](#)

**Adjournment**