Louisville Metro Government

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

Agenda - Final

Board of Zoning Adjustment

Monday, November 2, 2026 | **1:00 PM** | **Old Jail Auditorium**

The Board of Zoning Adjustment (BOZA) meeting will be conducted in-person at 1:00pm ET/12:00pm CT in the Old Jail Building Auditorium, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer or mobile device, as well as anyone wishing to sign up to speak in support, in opposition, or as other for any case, should visit the following link:

https://louisvilleky.gov/government/upcoming-public-meetings

You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting this meeting in the Calendar tab:

https://louisville.legistar.com/Calendar.aspx

If you have any questions, please contact the case manager, or call the Office of Planning at 502-574-6230.

Call To Order

Approval Of Minutes

1. 09.28.2026 BOZA Minutes,

2. 10.05.2026 BOZA Minutes,

3. 10.19.2026 BOZA Minutes

Business Session

4. 26-VARIANCE-0107,

Request:	Variance from Land Development Code Table 5.2.2. to allow the proposed building to encroach on the required 5-foot setback adjacent to single-family residential. (Proposed side yard setback of 3 feet, for a Variance of 2 feet)
Project Name:	S Clay St Side Yard Setback
Location:	733 S Clay St
Applicant:	Simon Brudner
Representative:	Simon Brudner, SIMAX HOMES LLC
Jurisdiction:	Louisville Metro
Council District:	4 - Ken Herndon
Case Manager:	Alyssa Burton, Planner I

5. 26-VARIANCE-0108,

Request:	Variance from Land Development Code Table 5.2.2. to allow the proposed building to encroach on the required 5-foot setback adjacent to single-family residential. (Proposed side yard setback of 3 feet, for a Variance of 2 feet)
Project Name:	S Clay St Side Yard Setback
Location:	735 S Clay St
Applicant:	Simon Brudner
Representative:	Simon Brudner, SIMAX HOMES LLC
Jurisdiction:	Louisville Metro
Council District:	4 - Ken Herndon
Case Manager:	Alyssa Burton, Planner I

6. 26-VARIANCE-0109,

Request:	Variance from Land Development Code Table 5.2.2. to allow the proposed building to encroach on the required 5-foot setback adjacent to single-family residential. (Proposed side yard setback of 3 feet, for a Variance of 2 feet)
Project Name:	S Clay St Side Yard Setback
Location:	747 S Clay St
Applicant:	Simon Brudner
Representative:	Simon Brudner, SIMAX HOMES LLC
Jurisdiction:	Louisville Metro
Council District:	4 - Ken Herndon
Case Manager:	Alyssa Burton, Planner I

7. 26-NONCONFORM-0004.

Request:	Non-Conforming Rights Determination for 4 dwelling units in the R5-B, Two-Family Residential zoning district.
Project Name:	Cherokee Road Four Plex
Location:	932 Cherokee Road
Applicant:	Nakos Rental LLC
Representative:	Wetterer & Clare Attorneys
Jurisdiction:	Louisville Metro
Council District:	8 - Ben Reno-Weber
Case Manager:	Amy Brooks, Planning Supervisor

8. 26-CUP-0084,

Request:	Conditional Use Permit to allow for an Athletic Facility in a R-R zoning district with an associated Floyds Fork Special Zoning Overlay District Review
Project Name:	Athletic Facility Conditional Use Permit
Location:	2612 South English Station Road
Applicant:	2nds in Building Materials INC.
Representative:	Bardenwerper Talbott & Pregliasco PLLC
Jurisdiction:	Louisville Metro
Council District:	20 - Stuart Benson
Case Manager:	Jude Mattingly, Planner II

9. 26-CUP-0149,

Request:	Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the owner
Project Name:	Short Term Rental
Location:	905 McKinley Avenue
Applicant:	Clarisa Colchado
Representative:	Hector Colchado
Jurisdiction:	Louisville Metro
Council District:	10 - Josie Raymond
Case Manager:	Sydney Fawcett, AICP, Planner I

Public Hearing

10. 26-VARIANCE-0106,

Request:	Variance from Land Development Code 4.4.3.A.1.a.ii for a retaining wall to exceed the maximum height. (continued from October 5, 2026 Meeting)
Project Name:	Lewis Retaining Wall and Fence
Location:	1418 Cherokee Rd
Applicant:	Terri Lewis
Representative:	Terri Lewis
Jurisdiction:	Louisville Metro
Council District:	8 - Ben Reno-Weber
Case Manager:	Drake Watson, Planner I

11. 26-APPEAL-0007,

Request:	Administrative Appeal (continued from October 19, 2026 meeting)
Project Name:	Administrative Appeal of a Short Term Rental Revocation
Location:	1036 Lampton St
Applicant:	ROSEATE, LLC
Representative:	Lynn Grady
Jurisdiction:	Louisville Metro
Council District:	6 - JP Lyninger
Case Manager:	Joseph Haberman, Planning & Design Manager

12. 25-MCUP-0012,

Request:	Modified Conditional Use Permit to allow for Private Institutional Use in a R-4 zoning district with an associated sidewalk waiver (continued from October 19, 2026, Meeting)
Project Name:	Modified Conditional Use Permit Private Institutional Use
Location:	10600 Lower River Road
Applicant:	Cornerstone Community Church
Representative:	Heritage Engineering
Jurisdiction:	Louisville Metro
Council District:	14 - Crystal Bast
Case Manager:	Jude Mattingly, Planner II

13. 26-VARIANCE-0113,

Request:	Variance to allow an accessory structure to encroach into the required front yard setback
Project Name:	2539 Fureen Drive
Location:	2539 Fureen Drive
Applicant:	Tania Monteagudo
Representative:	Tania Monteagudo
Jurisdiction:	Louisville Metro
Council District:	8 - Ben Reno-Weber
Case Manager:	Sydney Fawcett, AICP, Planner I

14. 26-VARIANCE-0120

Request:	Variance from Land Development Code Section 8.2.1.D.4 to allow the amount of a freestanding sign composed of a changing image sign to exceed 30% (Proposed area of 56%, for a Variance of 26%); Waiver of Land Development Code Section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to a residential property.
Project Name:	Lowe Road Changing Image Sign
Location:	4700 Lowe Road
Applicant:	St. Paul's Episcopal Church
Representative:	Golden Rule Signs
Jurisdiction:	Louisville Metro
Council District:	18 - Marilyn Parker
Case Manager:	Abby Bills, Planner I

15. 25-NONCONFORM-0010

Request:	Nonconforming Use Determination for a Commercial Boarding House with five (5) boarders in the TNZD Traditional Neighborhood Zoning District.
Project Name:	2nd Street Nonconforming Boarding House
Location:	1708 S 2nd Street
Applicant:	Landrich 1708 LLC
Representative:	Wade Richardson
Jurisdiction:	Louisville Metro
Council District:	6 - JP Lyninger
Case Manager:	Abby Bills, Planner I

16. 26-NONCONFORM-0019,

Request:	Non-Conforming Rights Use Determination for five dwelling units in the Traditional Neighborhood Zoning District.
Project Name:	Second Street Nonconforming Rights
Location:	1037 South 2nd Street
Applicant:	IsraCap Development LLC
Representative:	Jon Wall
Jurisdiction:	Louisville Metro
Council District:	6 - J.P. Lyninger
Case Manager:	Amy Brooks, Planning Supervisor

17. 26-CUP-0060

Request:	Conditional Use Permit to allow for a Private Non-Profit Club in a R-4 zoning district with associated Variance(s) and Waiver(s)
Project Name:	West End Women's Collaborative
Location:	3829 Hale Avenue
Applicant:	West End Women's Collaborative INC.
Representative:	Sharri Zink
Jurisdiction:	Louisville Metro
Council District:	1 - Tammy Hawkins
Case Manager:	Jude Mattingly, Planner II

18. 26-CUP-0129,

Request:	Conditional Use Permit to a Scrap Metal Processing Facility in the M-3 Industrial zoning district (Land Development Code 4.2.47)
Project Name:	Blue Recycled Materials
Location:	8200 Port Road
Applicant:	Blue Recycling Materials
Representative:	Bardenwerper, Talbott, & Pregliasco
Jurisdiction:	Louisville Metro
Council District:	12 - Jonathan Joseph
Case Manager:	Mark Pinto, Planner II

19. 26-CUP-0139

Request:	Conditional Use Permit to an Off-Street Parking Area in the R-4 Single-Family Residential zoning district (Land Development Code Section 4.2.37)
Project Name:	Parking Lot
Location:	12606 Saint Clair Drive
Applicant:	Blind Squirrel LLC
Representative:	Land, Design, & Development
Jurisdiction:	Middletown
Council District:	17 - Markus Winkler
Case Manager:	Mark Pinto, Planner II

20. 26-CUP-0156

Request:	Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the owner
Project Name:	Short Term Rental
Location:	1932 Beech St
Applicant:	The Property Witch, LLC
Representative:	Stephanie Adams
Jurisdiction:	Louisville Metro
Council District:	3 - Shameka Parrish-Wright
Case Manager:	Mollie Share, Planner I

Adjournment