



Louisville Metro Government

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

Agenda

Board of Zoning Adjustment

Monday, August 21, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 08.07.17](#)

Approval of the Minutes from the August 7, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 08.07.17.pdf](#)

Business Session

2. [17CUP1046](#)

Request: Modified Conditional Use Permit to allow the expansion of an assisted living facility in an R-4 zoning district

Project Name: Glen Ridge Healthcare Campus Expansion

Location: 6415 Calm River Way

Owner: Trilogy Real Estate Kentucky

Applicant: Trilogy Real Estate Kentucky

Representative: Chris Schipper

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [B-176-04_App Site Plan.pdf](#)
[B-176-04_Approved Minutes.pdf](#)
[17CUP1046_Elevations.pdf](#)
[17CUP1046_Letter of Explanation.pdf](#)
[17CUP1046_Staff Report_082117.pdf](#)
[17CUP1046_Site Plan.pdf](#)

Public Hearing

3. [17DEVPLAN1088](#)

Request: Cat-3 Development plan with Variance for infill setback standards and Waiver for LBA
Project Name: 110 Weisser Ave
Location: 110 Weisser Ave
Owner: Tony Holland
Applicant: Prime Design Build
Representative: Ann Richard - LD&D
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Jay Lockett, Planner I

Attachments: [17DEVPLAN1088 BOZA Staff Report 07_24_17.pdf](#)
 [17DEVPLAN1088 Elevations.pdf](#)
 [17DEVPLAN1088 Applicant justifications.pdf](#)
 [17DEVPLAN1088 BOZA PAn 07_24_17.pdf](#)
 [17DEVPLAN1088_Staff Pres 072417.ppt](#)

4. [17VARIANCE1048](#)

Request: Variance for parking expansion
Project Name: Primrose School
Location: 1151 Dorsey Lane
Owner: Four Almonds, LLC
Applicant: Four Almonds, LLC
Representative: Bardenwerper, Talbott, & Roberts PLLC
Jurisdiction: City of Lyndon
Council District: 18 - Marilyn Parker
Case Manager: Joel Dock, Planner II

Attachments: [17VARIANCE1048 BOZA STAFF REPORT 082117.pdf](#)
 [17VARIANCE1048_PLAN_073117.PDF](#)
 [17VARIANCE1048_BOZA Staff Pres.ppt](#)

5. [17VARIANCE1047](#)

Request: Variance to allow a private yard area to be less than the required 30% of the lot area
Project Name: 321 S Peterson Avenue Garage
Location: 321 S Peterson Avenue
Owner: Benjamin & Amanda Brainard
Applicant: Benjamin Brainard
Representative: Benjamin Brainard
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1047_site_plan_080117.pdf](#)
[17VARIANCE1047_Staff_Report_BOZA_082117.pdf](#)
[17VARIANCE1047_applicant_justification.pdf](#)
[17VARIANCE1047_elevations_073117.pdf](#)
[17VARIANCE1047_Staff_Pres.ppt](#)

6. [17VARIANCE1042](#)

Request: Variance to allow a structure to encroach into the required side yard setback
Project Name: 3826 Staebler Avenue Garage
Location: 3826 Staebler Avenue
Owner: Wayne & Theresa Hall
Applicant: Wayne Hall
Representative: Wayne Hall
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1042_Staff_Report_BOZA_082117.pdf](#)
[17VARIANCE1042_applicant_justification.pdf](#)
[17VARIANCE1042_site_plan_072117.pdf](#)
[17VARIANCE1042_Staff_Pres.ppt](#)

7. [17VARIANCE1041](#)

Request: Variance to allow a structure to encroach into the required rear setback

Project Name: 9509 Chadbourn Court Garage

Location: 9509 Chadbourn Court

Owner: Noreem Properties LLC

Applicant: Bluegrass Garage Builders

Representative: Joe Willis

Jurisdiction: Louisville Metro

Council District: 7 - Angela Leet

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1041_site_plan_070617.pdf](#)
[17VARIANCE1041_Staff_Report_BOZA_082117.pdf](#)
[17VARIANCE1041_applicant_justification.pdf](#)
[17VARIANCE1041_Staff_Pres.ppt](#)

8. [17CUP1050](#)

Request: Modify CUP boundary to accommodate enlarged detention basin

Project Name: Holy Trinity Catholic Church

Location: 423 Cherrywood Rd

Owner: Roman Catholic Church of Louisville

Applicant: Bruce Hines

Representative: Blomquist Design Group LLC

Jurisdiction: St. Matthews

Council District: 7 - Angela Leet

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1050_423_Cherrywood_Rd_Nhood_Mtg.pdf](#)
[17CUP1050_423_Cherrywood_Rd_App_Justif.pdf](#)
[coloredin-C-4.pdf](#)
[CUPAREA.pdf](#)
[STATIONS.pdf](#)
[BENCHES.pdf](#)
[coloredin-AERIAL.pdf](#)
[17CUP1050_Holy_Trinity_BOZA_Staff_Rpt.pdf](#)

9. [17CUP1020](#)

Request: CUP for Private Proprietary Club and approval of Development Plan
Project Name: Factory Lane
Location: 13501 & 13613 Factory Lane
Owner: James Klemenz
Applicant: STC Management
Representative: Dinsmore & Shohl LLC
Jurisdiction: Louisville Metro
Council District: 17 - Glen Stuckel
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1020_13501 Factory Ln_App Justif.pdf](#)
[17CUP1020_13501 Factory Ln_Nhood Mtg.pdf](#)
[cropped-Woodmont3.jpg](#)
[cropped-Woodmont6.jpg](#)
[cropped-Woodmont14.jpg](#)
[17DEVPLAN1148_13501 Factory Ln_exterior.jpg](#)
[cropped-Woodmont2.jpg](#)
[17CUP1020_Factory Ln_BOZA Staff Rpt.pdf](#)

10. [17CUP1040](#)

Request: Conditional Use Permit to allow a short term rental that is not the primary residence of the host in an R-5A zoning district
Project Name: Short Term Rental
Location: 2018 Bonnycastle Avenue
Owner: Janna Flowers
Applicant: Shelley Cohn
Representative: Shelley Cohn
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1040_2018 Bonnycastle_Nhood Mtg.pdf](#)
[17CUP1040_2018 Bonnycastle_BOZA Staff Rpt.pdf](#)
[17CUP1040_2018 Bonnycastle_BOZA.ppt](#)

11. [17CUP1042](#)

Request: Conditional Use Permit to allow off-street parking in an R-5 zoning district

Project Name: None

Location: 4211 Poplar Level Road

Owner: Patricia Redman Smith and Robert L. Redman

Applicant: Aaron Watkins and Joanna Morse

Representative: William Bardenwerper

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [17CUP1042_Staff Report_082117.pdf](#)
[17CUP1042_Statement of Compliance.pdf](#)
[17CUP1042_Waiver Justification.pdf](#)
[17CUP1042_Applicant Powerpoint from NM.pdf](#)
[17CUP1042_Neighborhood Meeting.pdf](#)
[17CUP1042_Site Plan.pdf](#)

12. [14CUP1046](#)

Request: Conditional Use Permit to allow athletic fields in an R-4 zoning district

Project Name: Horizon Sports Complex

Location: 8820 West Manslick Road and 8702 Peeble Lane

Owner: Valley View Baptist Church

Applicant: Valley View Baptist Church

Representative: Mark Madison

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [14CUP1046_Site Plan .pdf](#)
[14CUP1046_Staff Report_082117.pdf](#)
[14CUP1046_Waiver Justification.pdf](#)
[14CUP1046_Elevation.pdf](#)
[14CUP1046_Letter of Explanation.pdf](#)
[14CUP1046_Lighting Plan.pdf](#)
[14CUP1046_Neighborhood Meeting.pdf](#)
[14CUP1046_Relief from item F..pdf](#)
[Horizon Sports Complex.pptx](#)

Adjournment