



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, October 2, 2017

8:30 AM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 09.11.17](#)

Approval of the Minutes from the September 11, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 09.11.17.pdf](#)

Business Session

2. [17VARIANCE1058](#)

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

Project Name: 521 E. St. Catherine Street Renovation

Location: 521 E. St. Catherine Street

Owner: Douglas Sharp

Applicant: Douglas Sharp

Representative: Douglas Sharp

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1058_site_plan_082217.pdf](#)
[17VARIANCE1058_Staff_Report_BOZA_100217.pdf](#)
[17VARIANCE1058_applicant_justification.pdf](#)

3. [17CUP1065](#)

Request: Modified Conditional Use Permit to allow an awning over a portion of the outdoor alcohol sales and consumption area in a C-1 zoning district

Project Name: Tandoori Fusion

Location: 4600 Chamberlain Lane

Owner: Purna Veer

Applicant: Purna Veer

Representative: Charles Podgursky

Jurisdiction: Louisville Metro

Council District: 17 - Glen Stuckel

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

Attachments: [17CUP1065_Letter of Explanation.pdf](#)
[17CUP1065_Letter of Support.pdf](#)
[17CUP1065_Site Plan.pdf](#)
[15CUP1027_Approved Outdoor Area.pdf](#)
[17CUP1065_Elevation.pdf](#)
[17CUP1065_Letter from Fire District.pdf](#)
[17CUP1065_Staff Report_100217.pdf](#)

Public Hearing**4. [17VARIANCE1046](#)**

Request: Variance to allow a structure to encroach into the required street side yard setback

Project Name: 11101 Chapel Hill Road Addition

Location: 11101 Chapel Hill Road

Owner: Bruce & Janet Ramsey

Applicant: Steven Neyer

Representative: Steven Neyer

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1046_Staff Pres.ppt](#)
[17VARIANCE1046_Staff Report_BOZA 100217.pdf](#)
[17VARIANCE1046_applicant_justification.pdf](#)
[17VARIANCE1046_site_plan_072417.pdf](#)

5. [17VARIANCE1049](#)

Request: Variance to allow an accessory structure to encroach into the required street side yard setback

Project Name: 11700 Wetherby Avenue Garage

Location: 11700 Wetherby Avenue

Owner: Jeffrey & Michelle Gamwell

Applicant: Charlie Williams

Representative: Charlie Williams

Jurisdiction: Louisville Metro

Council District: 19 - Julie Denton

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1049_Staff Pres.ppt](#)
[17VARIANCE1049_Staff Report_BOZA 100217.pdf](#)
[17VARIANCE1049_site plan_elevations_080317.pdf](#)
[17VARIANCE1049_applicant_justification.pdf](#)

6. [17VARIANCE1057](#)

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

Project Name: 1133 Reutlinger Avenue Residence

Location: 1133 Reutlinger Avenue

Owner: David Beach

Applicant: Clifford Ashburner

Representative: Clifford Ashburner

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1057_Staff Pres.ppt](#)
[17VARIANCE1057_Staff Report_BOZA 100217.pdf](#)
[17VARIANCE1057_applicant_justification.pdf](#)
[17VARIANCE1057_elevations_082117.pdf](#)
[17VARIANCE1057_site plan_082117.pdf](#)

7. [17VARIANCE1060](#)

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

Project Name: 4006 Leland Avenue Garage

Location: 4006 Leland Avenue

Owner: Deborah Walker

Applicant: Deborah Walker

Representative: Deborah Walker

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

Attachments: [17VARIANCE1060_site_plan_083017.pdf](#)
[17VARIANCE1060_Staff Report_BOZA 100217.pdf](#)
[17VARIANCE1060_applicant_justification.pdf](#)
[17VARIANCE1060_elevations_083017.pdf](#)
[17VARIANCE1060_Staff Pres.ppt](#)

8. [17DEVPLAN1084](#)

Request: Variances and waivers from the Land Development Code to allow additions to an existing structure

Project Name: Cat2B 3122 Dixie

Location: 3122 Dixie Highway.

Owner: Ahmed Albakri

Applicant: Bill Schroll - Schroll Land Surveying LLC.

Representative: Bill Schroll - Schroll Land Surveying LLC.

Jurisdiction: City of Shively

Council District: 4 - Barbara Sexton Smith

Case Manager: Ross Allen, Planner I

Attachments: [Front\(east\) and North Elevation_05152017.pdf](#)
[Parking Site Plan_05152017.pdf](#)
[Second Floor Floor Plan_05152017.pdf](#)
[First Floor plan_05152017.pdf](#)
[Front \(east\) and South Elevation_05152017.pdf](#)
[17DEVPLAN1084_LetterofIntent_05152017.pdf](#)
[17DEVPLAN1084 Stff Report_08292017.pdf](#)
[17DevPlan1084 Powerpoint_10_02.17.ppt](#)

9. [17CUP1047](#)

Request: Conditional Use Permit to allow a short term rental of a dwelling unit in the TNZD
Project Name: Short-Term Rental
Location: 323 W. St. Catherine
Owner: Rivers Edge Two Story Limited Partnership
Applicant: Rivers Edge Two Story Limited Partnership
Representative: Rivers Edge Two Story Limited Partnership
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1047_325 W St Catherine_Staff Rpt_BOZA.pdf](#)
[17CUP1047_323 W St Catherine_Nhood Mtg.pdf](#)
[17CUP1047_323 W St Catherine_BOZA PP.ppt](#)

10. [17CUP1054](#)

Request: Conditional Use Permit for a cemetery/mausoleum
Project Name: Louisville Memorial Gardens
Location: 11601 Ballardsville Road
Owner: Saber Management Co
Applicant: Renaissance Design Build, Inc.
Representative: Renaissance Design Build, Inc.
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1054_11601 Ballardsville_BOZA Staff Rpt.pdf](#)
[17CUP1054_11601 Ballardsville_PLAN_8-21-17.pdf](#)
[17CUP1054_11601 Ballardsville_Nhood Mtg.pdf](#)
[17CUP1054_11601 Ballardsville_BOZA PP.ppt](#)

11. [17CUP1062](#)

Request: Conditional Use Permit to allow short term rentals of dwelling units not the primary residence of the host in an R-5A zone

Project Name: Short-Term Rental

Location: 2021 Bonnycastle Avenue

Owner: Glitter Bourbon Berries LLC

Applicant: Glitter Bourbon Berries LLC

Representative: Glitter Bourbon Berries LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1062_2021 Bonnycastle_BOZA Staff Rpt.pdf](#)
[17CUP1062_2021 Bonnycastle_Nhood Mtg.pdf](#)
[17CUP1062_2021 Bonnycastle_BOZA PP.ppt](#)

12. [17CUP1060](#)

Request: Conditional Use Permit to allow a short term rental in the TNZD

Project Name: Short-Term Rental

Location: 1391 S. 2nd Street

Owner: Bobby Simpson

Applicant: Bobby Simpson

Representative: Bobby Simpson

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1060_1391 S 2nd_BOZA Staff Rpt.pdf](#)
[17CUP1060_1391 S 2nd_Nhood Mtg.pdf](#)
[17CUP1060_1391 S 2nd_BOZA PP.ppt](#)

13. [17APPEAL1003](#)

Request: Appeal of a Zoning Notice of Violation issued by Planning and Design Services finding that the short term rental is in violation of Section 4.2.63 of the Land Development Code

Project Name: 2211 Longest Ave. Appeal

Location: 2211 Longest Ave.

Owner: Jocelyn Gonzalez

Applicant: Christopher Payne

Representative: Christopher Payne

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Brian Mabry, Planning Supervisor

Attachments: [17APPEAL1003_Staff Report.pdf](#)

[17Appeal1003_Staff Presentation.pdf](#)

[17APPEAL1003_Attachment 1_Zoning Map.pdf](#)

[17APPEAL1003_Attachment 2_Aerial.pdf](#)

[17APPEAL1003_Attachment 3_Complaint on Subject Property.pdf](#)

[17APPEAL1003_Attachment 4_Zoning Notice of Violation.pdf](#)

[17APPEAL1003_Attachment 5_Zoning Notice of Violation Appeal Letter.pdf](#)

[17APPEAL1003_Attachment 6_Short Term Rental Registration for 2211 Longest Ave.pdf](#)

[17APPEAL1003_Attachment 7_Interested Party Comments.pdf](#)

[17APPEAL1003_Attachment 7a_Interested Party Comments.pdf](#)

[17APPEAL1003_Attachment 7b_Interested Party Comments.pdf](#)

[17APPEAL1003_Attachment 8_Appellants Utility Bill.pdf](#)

[17APPEAL1003_Attachment 9_311 Request for 2211 Longest Ave.pdf](#)

[17APPEAL1003_Attachment 10 Clark County Assessor's Records for 3188 Red Barn Loop and 3188 Red Barn Loop.pdf](#)

[17APPEAL1003_Attachment 11 Warranty Deeds for 3188 Red Barn Loop and 3188 Red Barn Loop.pdf](#)

[17APPEAL1003_APPLICATION_8-10-17.PDF](#)

Adjournment