



# Louisville Metro Government

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

## Agenda Board of Zoning Adjustment

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Monday, December 18, 2017

8:30 AM

Old Jail Courtroom

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### Call To Order

### Approval Of Minutes

1. [BOZA Minutes 12.04.17](#)

Approval of the Minutes from the December 4, 2017 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 12.04.17.pdf](#)

### Business Session

2. [17VARIANCE1106](#)

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Request:          | Variance to allow a structure to encroach into the required side yard setback |
| Project Name:     | 1415 Christy Avenue Addition                                                  |
| Location:         | 1415 Christy Avenue                                                           |
| Owner:            | STR Capital LLC                                                               |
| Applicant:        | Gary Shearer                                                                  |
| Representative:   | Gary Shearer                                                                  |
| Jurisdiction:     | Louisville Metro                                                              |
| Council District: | 4 - Barbara Sexton Smith                                                      |
| Case Manager:     | Joseph Haberman, AICP, Planning Manager                                       |

Attachments: [17VARIANCE1106\\_Staff Report\\_BOZA 121817.pdf](#)  
[17VARIANCE1106\\_applicant\\_justification.pdf](#)  
[17VARIANCE1106\\_site\\_plan\\_121517.pdf](#)

**3. [17VARIANCE1094](#)**

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

Project Name: 11705 Cedardale Road

Location: 11705 Cedardale Road

Owner: Eric Abell

Applicant: Eric Abell

Representative: Eric Abell

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Beth Jones, Planner II

**Attachments:** [Elevations.pdf](#)

[Site Plan.pdf](#)

[17VARIANCE1094\\_11705 Cedardale\\_BOZA Staff Rpt.pdf](#)

**Public Hearing****4. [17VARIANCE1098](#)**

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

Project Name: New garage

Location: 2167 Millvale Road

Owner: Benjamin A Coode & Sarah E

Applicant: Benjamin A Coode

Representative: Benjamin A Coode

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Stephen A. Lutz, AICP, Planning Coordinator

**Attachments:** [17VARIANCE1098 RENDERINGS 12-4-17.PDF](#)

[17VARIANCE1098 SITEPLAN 12-4-17.PDF](#)

[17VARIANCE1098 APPLICATION 12-4-17.PDF](#)

[17VARIANCE1098 Staff Pres.ppt](#)

[17VARIANCE1098 Staff report.pdf](#)

**5. [17VARIANCE1089](#)**

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

Project Name: 509 E Oak Street Renovation

Location: 509 E Oak Street

Owner: First Dime Properties LLC

Applicant: Jason Weiss

Representative: Jason Weiss

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1089\\_citizen\\_comment.pdf](#)  
[17VARIANCE1089\\_elevations.pdf](#)  
[17VARIANCE1089\\_site\\_plan\\_112717.pdf](#)  
[17VARIANCE1089\\_applicant\\_justification.pdf](#)  
[17VARIANCE1089\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1089\\_Staff\\_Report\\_BOZA\\_121817.pdf](#)

**6. [17VARIANCE1091](#)**

Request: Variance to allow a fence in the street side yard setback to exceed 48 inches in height, and variance to allow a private swimming pool to encroach into the street side yard setback

Project Name: 6701 Santom Lane Fence & Pool

Location: 6701 Santom Lane

Owner: Robert & Susan Marshall

Applicant: Robert Marshall

Representative: Robert Marshall

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1091\\_site\\_plan\\_112017.pdf](#)  
[17VARIANCE1091\\_Staff\\_Report\\_BOZA\\_121817.pdf](#)  
[17VARIANCE1091\\_applicant\\_justification.pdf](#)  
[17VARIANCE1091\\_Staff\\_Pres.ppt](#)

**7. [17VARIANCE1093](#)**

Request: Variance to allow a private yard area to be less than 30% of the area of a lot

Project Name: 320 W Kenwood Way Garage

Location: 320 W Kenwood Way

Owner: Diane Moon

Applicant: Kevin Hoskins

Representative: Kevin Hoskins

Jurisdiction: Louisville Metro

Council District: 21 - Vacant

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1093\\_applicant\\_justification.pdf](#)  
[17VARIANCE1093\\_elevations.pdf](#)  
[17VARIANCE1093\\_site\\_plan\\_112017.pdf](#)  
[17VARIANCE1093\\_Staff\\_Report\\_BOZA\\_121817.pdf](#)  
[17VARIANCE1093\\_Staff\\_Pres.ppt](#)

**8. [17VARIANCE1092](#)**

Request: Variance to allow a fence in the front yard setback to exceed 48 inches in height

Project Name: 7700 Roswell Way Fence

Location: 7700 Roswell Way

Owner: Scott Spence

Applicant: Scott Spence

Representative: Scott Spence

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Dante St. Germain, Planner I

**Attachments:** [17VARIANCE1092\\_citizen\\_comment.pdf](#)  
[17VARIANCE1092\\_councilperson\\_comment.pdf](#)  
[17VARIANCE1092\\_site\\_plan\\_112017.pdf](#)  
[17VARIANCE1092\\_applicant\\_justification.pdf](#)  
[17VARIANCE1092\\_Staff\\_Pres.ppt](#)  
[17VARIANCE1092\\_Staff\\_Report\\_BOZA\\_121817.pdf](#)

**9. [17DEVPLAN1197](#)**

Request: Review of a Category 3 Development Plan for the Beecher Terrace Lifelong Wellness Building - Phase I mixed-use in the Downtown Form District and having two setback variances and two waivers.

Project Name: Beecher Terrace Senior Living

Location: 320 Roy Wilkins Ave.

Owner: Tim Barry - Louisville Metro Housing Authority

Applicant: Tim Barry - Louisville Metro Housing Authority

Representative: Missy Legel - Civil Design Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Ross Allen, Planner I

**Attachments:** [17DEVPLAN1197 Elevations 10232017.pdf](#)  
[17DEVPLAN1197 LtrofIntent 10232017.pdf](#)  
[Beecher Senior Floor Plans.pdf](#)  
[BOZA 17DEVPLAN1197 Staff Report 12012017.pdf](#)  
[17DEVPLAN1197 BeecherConceptualSitePlan 10232017.pdf](#)  
[Waiver #1 Justification 10232017.pdf](#)  
[Waiver #2 Justification 10232017.pdf](#)  
[MPW BOND LETTER.pdf](#)  
[Variance #1 2 and 3 Justification 10232017.pdf](#)  
[17DEVPLAN1197 BOZA 12182017Staff Pres.ppt](#)

**10. [17DEVPLAN1199](#)**

Request: Category 3 Review for proposed conversion of an existing 34,422 sf. warehouse with fourth floor addition to have 25 residential dwelling units

Project Name: East Kentucky Lofts

Location: 938 East Kentucky Street and 913 East Saint Catherine St.

Owner: John Gonder and Ruthanne Wolfe - Acme Lupine & Co.

Applicant: Ryan Lykins - Private Developer

Representative: Missy Legel - Civil Design Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Ross Allen, Planner I

**Attachments:** [17DEVPLAN1199 typical lower floor plan floor 1-3\\_11022017.pdf](#)  
[17DEVPLAN1199 Var#1Just 11132017.pdf](#)  
[17DEVPLAN1199 Var#2Just 11132017.pdf](#)  
[17DEVPLAN1199 Var#3Just 11132017.pdf](#)  
[17DEVPLAN1199 Var#4Just 11132017.pdf](#)  
[17DEVPLAN1199 Waiver Justification 11132017.pdf](#)  
[Ingress egress easement DB6735 PG296.pdf](#)  
[17DEVPLAN1199 938 East Kentucky Street Elevations 10232017.pdf](#)  
[17DEVPLAN1199 938 East Kentucky Street LtrofIntent 10232017.pdf](#)  
[17DEVPLAN1199 fourth floor plan 11022017.pdf](#)  
[17DEVPLAN1199 Parking 17-052 KY Lofts Sheet Set - Presentation A1 Bsmt](#)  
[17DEVPLAN1199 BOZA 12182017Staff Pres.ppt](#)  
[17DEVPLAN1199 prelimapprvd 12132017.pdf](#)  
[BOZA 17DEVPLAN1199 Staff Report 12122017\\_rev1.pdf](#)

**Adjournment**