



Louisville Metro Government

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

Agenda Board of Zoning Adjustment

Monday, June 18, 2018

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 06.04.18](#)

Approval of the Minutes from the June 4, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 06.04.18.pdf](#)

Public Hearing

2. [18VARIANCE1043](#)

Request:	Variance to allow an enclosed porch to encroach within the 3 ft. side yard
Project Name:	Mulberry Street Variance
Location:	912 Mulberry Street
Owner/Applicant:	Nicholas A. Spalding
Representative:	Nicholas A. Spalding
Jurisdiction:	Louisville Metro
Council District:	10 - Pat Mulvihill
Case Manager:	Ross Allen, Planner I

Attachments: [18VARIANCE1043_BOZA Pres_06182018.ppt](#)
[18VARIANCE1043_PLAN_4-30-18.PDF](#)
[BOZA 18VARIANCE1043_Staff Report_BOZA 061818.pdf](#)
[18VARIANCE1043_APPLICATION_4-30-18.PDF](#)

3. [17DEVPLAN1197](#)

Request: Review of a Category 3 Development Plan for the Beecher Terrace Lifelong Wellness Building
Project Name: Beecher Terrace Senior Living - Phase I
Location: 320 Roy Wilkins Ave.
Owner/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: [17DP1197 Elevations 10232017.pdf](#)
[Beecher Senior Floor Plans.pdf](#)
[MPW BOND LETTER.pdf](#)
[17DEVPLAN1197 prelimapprvd 12132017.pdf](#)
[17DEVPLAN1197_05152018_Date stamped with Case No.pdf](#)
[17DEVPLAN1197 BOZA 06182018.ppt](#)
[17DEVPLAN1197 PrelimReApprvdCat3 06062018.pdf](#)
[BOZA 17DEVPLAN1197 Staff Report 06182018.pdf](#)

4. [18VARIANCE1045](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot
Project Name: Quadrant Avenue Addition
Location: 1548 Quadrant Avenue
Owner: Kathleen Kronauer
Applicant: Anne Del Prince
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1045 Staff Pres.ppt](#)
[18VARIANCE1045 Staff Report BOZA 061818.pdf](#)
[18VARIANCE1045 applicant justification.pdf](#)
[18VARIANCE1045 site plan elevation 050318.pdf](#)

5. [18VARIANCE1048](#)

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

Project Name: Moser Road Addition

Location: 905 Moser Road

Owner: Richard & Highnight Allgeier

Applicant: Richard Allgeier

Jurisdiction: City of Douglass Hills

Council District: 19 - Julie Denton

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1048_Staff_Pres.ppt](#)
[18VARIANCE1048_Staff_Report_BOZA_061818.pdf](#)
[18VARIANCE1048_applicant_justification.pdf](#)
[18VARIANCE1048_elevations.pdf](#)
[18VARIANCE1048_site_plan_051618.pdf](#)

6. [18VARIANCE1049](#)

Request: Variance to allow a sign to exceed the maximum allowed area in the Traditional Neighborhood form district

Project Name: Family Dollar Sign

Location: 5312 S 3rd Street

Owner: Iroquois Legacy Center LLC

Applicant: Bardenwerper, Talbott & Roberts PLLC

Representative: John Talbott

Jurisdiction: Louisville Metro

Council District: 21 - Vitalis Lanshima

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1049_Staff_Pres.ppt](#)
[18VARIANCE1049_Staff_Report_BOZA_061818.pdf](#)
[18VARIANCE1049_applicant_justification.pdf](#)
[18VARIANCE1049_elevations.pdf](#)

7. [16CUP1025](#)

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

Project Name: None

Location: 2071 South Preston Street

Owner/Applicant: Wettig Properties, LLC

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [16CUP1025_Relief Justification.pdf](#)
[16CUP1025_Site Plan.pdf](#)
[16CUP1025_Staff Report_061818.pdf](#)
[16CUP1025_Waiver Justification.pdf](#)
[16CUP1025_Neighborhood Meeting.pdf](#)
[16CUP1025_Powerpoint_061818.ppt](#)

8. [18CUP1042](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District (TNZD)

Project Name: Short Term Rental

Location: 1704 S. 3rd Street

Owner/Applicant: Michael McCoy

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1042_1704 S 3rd_BOZA PP.ppt](#)
[18CUP1042_1704 S 3rd_BOZA Staff Rpt.pdf](#)
[18CUP1042_1704 S 3rd_APO Mtg.pdf](#)

9. [18CUP1047](#)

Request: Conditional Use Permit to allow short term rental of dwelling units zoned R-6 not the primary residence of the host

Project Name: Short Term Rental

Location: 834 Franklin Street

Owner/Applicant: Yong Cha

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1047_834 Franklin_Appl Email to Neighbors.msg](#)
[18CUP1047_834 Franklin_BOZA PP.ppt](#)
[18CUP1047_834 Franklin_BOZA Staff Rpt.pdf](#)
[18CUP1047_834 Franklin_Neighbor Comment.msg](#)
[18CUP1047_834 Franklin_APO Mtg.pdf](#)
[Fwd_834 Franklin ave.msg](#)
[Letter to zoning board.pdf](#)

10. [18CUP1057](#)

Request: Conditional Use Permit to allow short term rental of dwelling units zoned R5-B not the primary residence of the host

Project Name: Short Term Rental

Location: 1303 Goddard Avenue

Owner/Applicant: SMK Holdings LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1057_1303 Goddard_BOZA PP.ppt](#)
[18CUP1057_1303 Goddard_BOZA Staff Rpt.pdf](#)
[18CUP1057_1303 Goddard_APO Mtg.pdf](#)

11. [18CUP1058](#)

Request: Conditional Use Permit to allow short term rental of dwelling units zoned R5-B not the primary residence of the host

Project Name: Short Term Rental

Location: 1404 Goddard Avenue

Owner: Juan Vassallo

Applicant: Sally Vassallo

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1058_1404 Goddard_BOZA PP.ppt](#)
[18CUP1058_1404 Goddard_BOZA Staff Rpt.pdf](#)
[18CUP1058_1404 Goddard_APO Mtg.pdf](#)

Adjournment