



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda Board of Zoning Adjustment

Monday, July 16, 2018

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 07.02.18](#)

Approval of the Minutes from the July 2, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 07.02.18.pdf](#)

Business Session

2. [18VARIANCE1059](#)

Request:	Variance to allow a primary structure to encroach into the required front yard setback
Project Name:	Beechspring Farm Boulevard Variance
Location:	7523 Beechspring Farm Boulevard
Owner:	Andrew R. Pyles & Lauren Hodges
Applicant:	Lynn Ashkettle, Ashkettle Home Builders
Jurisdiction:	Louisville Metro
Council District:	16 - Scott Reed
Case Manager:	Dante St. Germain, Planner I

Attachments: [18VARIANCE1059_Staff Report_BOZA 071618.pdf](#)
[10994_Minutes.pdf](#)
[18VARIANCE1059_ApplicantJustification.pdf](#)
[18VARIANCE1059_Elevations.pdf](#)
[18VARIANCE1059_SitePlan.pdf](#)

Public Hearing

3. [18DEVPLAN1046](#)

Request: Variance to exceed the maximum 25 ft. setback, a sidewalk waiver and a general waiver to allow parking to the front of the proposed structure.

Project Name: Pilot Bulk DEF Facility

Location: 2326 Ralph Ave.

Owner: Pilot Travel Centers LLC

Applicant/Representative: Quincy Curtis - Core States Group

Jurisdiction: City of Shively, KY

Council District: 3- Mary Woolridge

Case Manager: Ross Allen, Planner I

Attachments: [18DEVPLAN1046_Preliminary Stamps_07092018.pdf](#)
[18DEVPLAN1046 WAIVERS VARIANCE 6-13-18.PDF](#)
[BOZA 18DEVPLAN1046_Staff Report_07162018_V2.pdf](#)
[RE 18DEVPLAN1046 2326 Ralph Avenue.msg](#)
[18DEVPLAN1046_BOZA Staff Pres_07162018.ppt](#)
[18DEVPLAN1046 ELEVATIONS 3-22-18.PDF](#)

4. [18DEVPLAN1090](#)

Request: Variance to exceed max. setback from S. 15th St., variance to exceed the maximum height as allowed in the TWFD for an EZ-1 zoned parcel, and a general waiver.

Project Name: BJK Industries Inc.

Location: 945 South 15th Street

Owner: James Schandle - Epsilon Realty Co. L.P.

Applicant: Joe Wolfe - Koetter Construction

Representative: John Campbell - Heritage Engineering LLC.

Jurisdiction: Louisville Metro

Council District: 6- David James

Case Manager: Ross Allen, Planner I

Attachments: [18DEVPLAN1090 ELEVATION 6-6-18.PDF](#)
[18DEVPLAN1090_Preliminary Stamps_07092018.pdf](#)
[18DEVPLAN1090 VARIANCE APPLICATION 6-22-18.PDF](#)
[BOZA 18DEVPLAN1090_Staff Report_07162018.pdf](#)
[18DEVPLAN1090 2B WAIVER APP 5-14-18.PDF](#)
[18DEVPLAN1090_BOZA Staff Pres_07162018.ppt](#)

5. [18VARIANCE1024](#)

Request: Variances to allow private yard areas to be less than the required 20% of the area of the lots

Project Name: Eastern Parkway Garages

Location: 2020 & 2022 Eastern Parkway

Owner: GKG Investments LLC

Representative: David Greenburg

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1024_Staff Pres.ppt](#)
[18VARIANCE1024_Staff Report_BOZA 071618.pdf](#)
[18VARIANCE1024_applicant_justification.pdf](#)
[18VARIANCE1024_site plan_060518.pdf](#)

6. [18VARIANCE1052](#)

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

Project Name: Brookfield Avenue Garage

Location: 4008 Brookfield Avenue

Owner: Jean Paul & Kirsten Milly Montreuil

Applicant: Jean Paul Montreuil

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1052_Staff Pres.ppt](#)
[18VARIANCE1052_Staff Report_BOZA 071618.pdf](#)
[18VARIANCE1052_applicant_justification.pdf](#)
[18VARIANCE1052_elevations.pdf](#)
[18VARIANCE1052_site plan_053018.pdf](#)

7. [18VARIANCE1054](#)

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

Project Name: Mulberry Street Addition

Location: 1029 Mulberry Street

Owner: Tandee Ogburn

Applicant: John Offutt

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1054_Staff Pres.ppt](#)
[18VARIANCE1054_Staff Report_BOZA 071618.pdf](#)
[18VARIANCE1054_applicant_justification.pdf](#)
[18VARIANCE1054_site_plan_elevation_060618.pdf](#)

8. [18CUP1032](#)

Request: Conditional Use Permit to allow outdoor alcohol sales in the C-1 zoning district

Project Name: 4 Seasons Restaurant

Location: 8402 Hudson Lane

Owner: Dimit LLC

Representative: Elka Todorova

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Dante St. Germain, Planner I

Attachments: [18CUP1032_site_plan.pdf](#)
[18CUP1032_Staff Pres.ppt](#)
[18CUP1032_Staff Report_071618.pdf](#)
[18CUP1032_neighborhood_meeting.pdf](#)

9. [18CUP1049](#)

Request: Conditional Use Permit for a Driving Range with a variance for netting height
Project Name: Golf Entertainment
Location: 3050 Terra Crossing Blvd
Owner: JDG 1849, LLC
Applicant: JDG 1849, LLC
Representative: Bardenwarper, Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Jay Lockett, Planner I

Attachments: [18CUP1049 BOZA Staff Report 7-16-18.pdf](#)
[18CUP1049 18DEVPLAN1071 PLAN 5-21-18.PDF](#)
[18DEVPLAN1071 Opposition Email.pdf](#)
[16ZONE1019 APPROVED PLAN.PDF](#)

10. [17CUP1096](#)

Request: Conditional Use Permit (CUP) for Accessory Apartment
Project Name: Long Run Road Accessory Apartment
Location: 2035 Long Run Road
Owner/Applicant: Todd Schleuning
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Beth Jones, AICP, Planner II

Attachments: [17CUP1096 2035 Long Run BOZA PP.ppt](#)
[17CUP1096 2035 Long Run BOZA staff rpt.pdf](#)
[17CUP1096 2035 Long Run Rd Appl Justif.pdf](#)
[17CUP1096 2035 Long Run APO Mtg.pdf](#)

11. [17CUP1118](#)

Request: Conditional Use Permit, Variance, and Waivers to allow a commercial kennel in a C-1 zoning district

Project Name: Pet Suites

Location: 9420 Seatonville Road

Owner: WesBanco, Inc.

Applicant: Hogan Real Estate

Representative: Nick Pregliasco

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

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

Attachments: [17CUP1118_Justification_071618.pdf](#)
[17CUP1118 Powerpoint 071618.ppt](#)
[15VARIANCE1013 Approved Minutes.pdf](#)
[17CUP1118 Interested Party Comments.pdf](#)
[17CUP1118 Staff Report 071618.pdf](#)
[17CUP1118 Elevations.pdf](#)
[IMG_20150712_084300996_resized.jpg](#)
[IMG_20150712_084305529 HDR resized.jpg](#)
[IMG_20150712_084317238 HDR resized.jpg](#)
[PetSuites Info.pdf](#)
[Streambank Buffer Proposed Trees.pdf](#)
[17CUP1118 Site Plan.pdf](#)
[18DEVPLAN103-17CUP1118Neighborhood Meeting.pdf](#)

12. [18CUP1023](#)

Request: Conditional Use Permit to allow an accessory apartment in an R-5 zoning district
Project Name: Harrogate Court Accessory Apartment
Location: 10500 Harrogate Court
Owner: Beverly Schleicher
Applicant: Matt Ridge
Jurisdiction: Louisville Metro
Council District: 24 - Madonna Flood
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

Attachments: [18CUP1023_Site Plan.pdf](#)
[18CUP1023_Staff Report_071618.pdf](#)
[18CUP1023_Tree preservation Plan.pdf](#)
[18CUP1023Powerpoint_071618.ppt](#)
[18CUP1023_Floor Plan.pdf](#)
[18CUP1023_Letter from Applicant_071618.pdf](#)
[18CUP1023_Neighborhood Meeting_071618.pdf](#)

13. [18APPEAL1002](#)

Request: Review of Notice of Violation
Project Name: Shelbyville Road Appeal
Location: 16922 Shelbyville Road
Owner: YL Property Partners, LLC
Appellant: Lucy Kerman
Representative: Michael F. Lawrence
Jurisdiction: Louisville Metro
Council District: 19 - Julie Denton
Case Manager: Chris French, AICP, Planning & Design Supervisor

Attachments: [18APPEAL1002_APP_5-10-18.pdf](#)
[18APPEAL1002_StaffReport_071618.pdf](#)
[18APPEAL1002_16922 Shelbyville Road BOZA Presentation.ppt](#)

Adjournment