



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda Board of Zoning Adjustment

Monday, July 30, 2018

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 07.16.18](#)

Approval of the Minutes from the July 16, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 07.16.18.pdf](#)

Business Session

2. [18CUP1040](#)

Request:	Modification of an approved Conditional Use Permit to allow a hydrogen fuel tank relocation in a PEC zoning district
Project Name:	Kroger hydrogen fuel tank farm
Location:	2000 Nelson Miller Parkway
Owner/Applicant:	The Kroger Company
Representative:	Morgan Hawker
Jurisdiction:	Louisville Metro
Council District:	19 - Julie Denton
Case Manager:	Jon E. Crumbie, Planning and Design Coordinator

Attachments: [14CUP1024_AprovedPlan_10.06.14.pdf](#)
[18CUP1040_Staff Report_073018_.pdf](#)
[18CUP1040_Letter of Explanation.pdf](#)
[18CUP1040_Site Plan.pdf](#)
[14CUP1024_Aproved Minutes.pdf](#)

Public Hearing

3. [18VARIANCE1056](#)

Request: Variance from LDC 5.4.1.D.2 to reduce the Private Yard Area to less than 30%

Project Name: Everett Avenue Variance

Location: 1287 Everett Avenue

Owner/Applicant: McCauley Adams

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Ross Allen, Planner I

Attachments: [18VARIANCE1056_BOZA_Pres_07302018.ppt](#)
[18VARIANCE1056_PLAN_6-18-18.PDF](#)
[BOZA_18VARIANCE1056_Staff_Report_BOZA_07302018_.pdf](#)
[18VARIANCE1056_APPLICATION_6-18-18.PDF](#)

4. [18DEVPLAN1105](#)

Request: Category 2B Plan with Waiver and Variance

Project Name: Paragon Centre

Location: 6040 Dutchmans Lane

Owner: Paragon Centre Holdings, LLC

Applicant: Nicklies Development

Representative: Heritage Engineering, Inc.

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Jay Lockett, Planner I

Attachments: [18DEVPLAN1105_PLAN.pdf](#)
[18DEVPLAN1105_ApplicantJustification.pdf](#)
[18DEVPLAN1105_BOZASTaffReport_07302018.pdf](#)

5. [17DEVPLAN1123](#)

Request: Variance for the setback and waivers for the design and landscaping to allow an auto repair shop expansion in a Traditional Neighborhood Form District

Project Name: Taylor Blvd. Expansion

Location: 4350 Taylor Blvd.

Owner: Jay Barker Auto Repair Service, Inc.

Applicant: Jay Barker

Jurisdiction: Louisville Metro

Council District: 15 - Marianne Butler

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [17DEVPLAN1123_Applicant_Justification.pdf](#)
[17DevPlan1123_Staff_Report_BOZA_073018.pdf](#)
[17DEVPLAN1123_Site_Plan.pdf](#)

6. [18VARIANCE1055](#)

Request: Variance to allow a fence in the street side yard to exceed 42 inches in height
Project Name: S 3rd Street Fence
Location: 4575 S 3rd Street
Owner/Applicant: John Blanford
Jurisdiction: Louisville Metro
Council District: 21 - Vitalis Lanshima
Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1055_plan_061318.pdf](#)
[18VARIANCE1055_Staff_Pres.ppt](#)
[18VARIANCE1055_Staff_Report_BOZA_073018.pdf](#)
[18VARIANCE1055_applicant_justification.pdf](#)
[18VARIANCE1055_elevation.pdf](#)

7. [18VARIANCE1058](#)

Request: Modified Variance to allow relief from conditions of approval
Project Name: Big Bar Variance Modification
Location: 1202 Bardstown Road
Owner: Chris Cook Holdings LLC
Applicant: Kevin Bryan
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Dante St. Germain, Planner I

Attachments: [18VARIANCE1058_interested_party_comment.pdf](#)
[18VARIANCE1058_Staff_Pres.ppt](#)
[18VARIANCE1058_Staff_Report_BOZA_073018.pdf](#)
[18VARIANCE1058_applicant_justification.pdf](#)
[18VARIANCE1058_elevation_1.pdf](#)
[18VARIANCE1058_elevation_2.pdf](#)
[18VARIANCE1058_elevation_3.pdf](#)

8. [17CUP1097](#)

Request: Conditional Use Permit to allow short term rental of a property in the Traditional Neighborhood Zoning District

Project Name: Garvin Place Short Term Rental

Location: 1210 Garvin Place

Owner: Rahel Samuel & Christopher Bosson

Applicant: Christopher Bosson

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Dante St. Germain, Planner I

Attachments: [17CUP1097_site_plan.pdf](#)
[17CUP1097_Staff Pres.ppt](#)
[17CUP1097_Staff Report_073018.pdf](#)
[17CUP1097_neighborhood_meeting.pdf](#)

9. [18CUP1031](#)

Request: Conditional Use Permit, Category 3 review, variance, and waiver to allow independent living facility in an R-3 and R-4 zoning district

Project Name: Dominion Northfield Independent Living

Location: 6000 Hunting Road

Owner/Applicant: Dominion Louisville, LLC

Representative: Nicholas Pregliasco

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

Attachments: [18CUP1031_Traffic Count.pdf](#)
[Approved Minutes.pdf](#)
[B-8-97_Aproved Plan.pdf](#)
[Fire Comments.pdf](#)
[Opposition Comments.pdf](#)
[Variance & Waiver Justification.pdf](#)
[18CUP1031 & 18DEVPLAN1025_Site Plan.pdf](#)
[18CUP1031_Staff Report_073018.pdf](#)
[18CUP1031_Elevations.pdf](#)
[18CUP1031_Letter of Explanation.pdf](#)
[18CUP1031_Powerpoint_073018.ppt](#)

10. [18CUP1035](#)

Request: Conditional Use Permit (CUP) for Cemeteries and Mausoleums
Project Name: Cremated Remains Site
Location: 330 N. Hubbards Lane
Owner/Applicant: St. Matthews Episcopal Church
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1035_330 N Hubbards_BOZA PP.ppt](#)
[18CUP1035_330 N Hubbards_BOZA Staff Rpt.pdf](#)
[18CUP1035_330 N Hubbards_Cornerstone.pdf](#)
[18CUP1035_330 N Hubbards_Relief Justif.pdf](#)
[18CUP1035_330 N Hubbards_APO Mtg.pdf](#)

11. [18CUP1048](#)

Request: Conditional Use Permit (CUP) to allow short term rental of dwelling units not the primary residence of the host
Project Name: Franklin Street Short Term Rental
Location: 832 Franklin Street
Owner/Applicant: The Randolph House LLC
Representative: Key Source Properties LLC
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1048_832 Franklin_APO Mtg Notes.pdf](#)
[18CUP1048_832 Franklin_BOZA PP.ppt](#)
[18CUP1048_832 Franklin_BOZA Staff Rpt.pdf](#)

Adjournment