



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda Board of Zoning Adjustment

Monday, January 7, 2019

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 12.17.18](#)

Approval of the Minutes from the December 17, 2018 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 12.17.18.pdf](#)

Public Hearing

2. [18VARIANCE1107](#)

Request: Variance to allow a proposed addition to encroach into the required side yard

Project Name: Farmer bathroom addition

Location: 1100 Charles Street

Owner/Applicant: Steven Farmer

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

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

Attachments: [18VARIANCE1107 Site Plan.pdf](#)
[18VARIANCE1107 Staff Pres.ppt](#)
[18VARIANCE1107 Staff Report_010719.pdf](#)
[18VARIANCE1107 Justification.pdf](#)

3. [18VARIANCE1109](#)

Request: Variance to allow signage to exceed 60 sq. ft. on one façade
Project Name: Story Avenue Variance
Location: 1201 Story Avenue
Owner: Andy Blieden, Jakeland LLC
Applicant: David Scull - Rueff Signs
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1109_Staff Report_BOZA 010719.pdf](#)
[18VARIANCE1109_ApplicantJustification_11-28-18.pdf](#)
[18VARIANCE1109_Staff Pres.ppt](#)

4. [18VARIANCE1110](#)

Request: Variance to allow a proposed freestanding sign to be located within the streamside zone of a Type "B" stream buffer
Project Name: Jefferson Boulevard Variance
Location: 5161 Jefferson Boulevard
Owner: Steve Scott, Jefferson Boulevard Office Condominiums LLC
Applicant: Amy Cooksey - Mindell Scott & Associates
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1110_Staff Pres.ppt](#)
[18VARIANCE1110_Staff Report_BOZA 010719.pdf](#)
[18VARIANCE1110_ApplicantJustification_12-14-18.pdf](#)
[18VARIANCE1110_Elevations_11-30-18.pdf](#)
[18VARIANCE1110_PLAN_12-14-18.pdf](#)

5. [18VARIANCE1112](#)

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

Project Name: S. Shelby Street Variance

Location: 1105 S. Shelby Street

Owner: Eric Seward

Applicant: Justin Bauer

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1112_Staff Pres.ppt](#)
[18VARIANCE1112_Staff Report_BOZA 010719.pdf](#)
[18VARIANCE1112_ApplicantJustification_12-3-18.pdf](#)
[18VARIANCE1112_Elevations_12-3-18.pdf](#)
[18VARIANCE1112_PLAN_12-3-18.pdf](#)

6. [18VARIANCE1113](#)

Request: Variance to allow an existing principal structure to encroach into the required side yard setback

Project Name: Malone Place Variance

Location: 910 Malone Place

Owner: Louis Guttman, Anabasis LLC

Applicant: Kathryn Matheny - Cardinal Surveying

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Zach Schwager, Planner I

Attachments: [18VARIANCE1113_Staff Pres.ppt](#)
[18VARIANCE1113_Staff Report_BOZA 010719.pdf](#)
[18VARIANCE1113_ApplicantJustification_12-3-18.pdf](#)
[18VARIANCE1113_PLAN_12-3-18.pdf](#)

7. [18VARIANCE1111](#)

Request: Variance for a structure to exceed the infill front and street side maximum setbacks and a sidewalk waiver

Project Name: Smyrna Parkway Variance and Waiver

Location: 8208 Smyrna Parkway

Owner/Applicant: Danny Smith

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Chris French, AICP, Planning Supervisor

Attachments: [18VARIANCE1111_8208_BayPineDr_BOZA_PP.pptx](#)
[18VARIANCE1111_APPLICATION.PDF](#)
[18VARIANCE1111_ELEVATION.PDF](#)
[18VARIANCE1111_PLAN.PDF](#)
[Staff Report 18VARIANCE1111_8208 Smyrna Pky.pdf](#)

8. [18CUP1082](#)

Request: Conditional Use Permit for an off-street parking area with landscaping waivers

Project Name: Parking

Location: 4020 Poplar Level Road

Owner: Pin-Realty, LLC

Applicant: John M. Schmitt, CPA

Jurisdiction: Louisville Metro

Council District: 10-Pat Mulvihill

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1082_Staff Report_01.07.2019.pdf](#)
[Site Plan.pdf](#)
[Applicants Justification .pdf](#)

9. [18CUP1147](#)

Request: Conditional Use Permit for a short term rental unit that is not the primary residence of the host in a R-6 District

Project Name: Short Term Rental

Location: 425 East Oak Street

Owner: Louisville Home Buyers, LLC

Applicant: Key Source Properties, Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 4-Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1147_Staff Report_01.07.2019.pdf](#)

10. [18CUP1142](#)

Request: Conditional Use Permit for Private Institutional Use in a Single-Family Zoning District and associated waiver
Project Name: Visually Impaired Preschool Parking
Location: 1906 Goldsmith Lane
Owner/Applicant: Visually Impaired Preschool Services, Inc.
Representative: Bardenwerper Talbott & Roberts PLLC
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1142_APO Mtg.pdf](#)
[18CUP1142_Waiver Justif.pdf](#)
[18CUP1142_BOZA PP.pdf](#)
[18CUP1142_BOZA Staff Rpt.pdf](#)

11. [18CUP1129](#)

Request: Conditional Use Permit for short term rental of two dwelling units not the primary residence of the host
Project Name: Winter Avenue Short Term Rental
Location: 1516 Winter Avenue
Owner: JSB LLC
Applicant/Host: David Orange
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1129_1516 Winter_BOZA PP.pdf](#)
[18CUP1129_1516 Winter_BOZA Staff Report.pdf](#)
[18CUP1129_1516 Winter_APO Mtg.pdf](#)

12. [18CUP1113](#)

Request: Conditional Use Permit for Mini-Warehouse
Project Name: Bardstown Road Mini-Warehouse
Location: 4401 Bardstown Road
Owner: Salt River Investment LLC
Applicant: Sterling Development LLC
Representative: Dinsmore & Shohl LLP
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1113 4401 Bardstown Rd APO Mtg.pdf](#)
[18CUP1113 4401 Bardstown Rd Waiver Justif.pdf](#)
[18CUP1113 4401 Bardstown Rd 1.7 BOZA PP.pdf](#)
[18CUP1113 4401 Bardstown Rd 1.7 BOZA Staff Rpt.pdf](#)
[18CUP1113 Plan 12.21.2018.ashx.pdf](#)
[13ZONE1016 Plan 032714.pdf](#)

13. [18APPEAL1005](#)

Request: Appeal of an administrative decision
Project Name: Oak Street Appeal
Location: 508 East Oak Street
Appellant: Luke Nuebauer
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Chris French, AICP, Planning Supervisor

Attachments: [18APPEAL1005 508 E Oak St BOZA Presentation.ppt](#)
[18APPEAL1005 APPLICATION.PDF](#)
[18APPEAL1005 SUPPLEMENTAL-INFO.PDF](#)
[Staff Report 18APPEAL1005 508 E Oak St.pdf](#)

Adjournment