



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, March 18, 2019

1:00 PM

Old Jail Courtroom

Call To Order

Approval Of Minutes

1. [BOZA Minutes 03.04.19](#)

Approval of the Minutes from the March 4, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 03.04.19.pdf](#)

Public Hearing

2. [19VARIANCE1003](#)

Request: Variance to allow a structure to exceed the maximum setback, variance to allow a dumpster enclosure to encroach into a rear setback, a waiver to allow parking in front of a structure in the Traditional Marketplace Corridor form district, and a landscape waiver

Project Name: Goodfellas Pizza

Location: 1242, 1244, 1246, 1248, 1250 E Broadway and 708 Baxter Ave

Owner: Kennie and Patricia Combs

Applicant: Long Construction Co

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Jay Lockett, AICP, Planner I

NOTE: Applicant is requesting to continue this case to the 4/1/19 Board of Zoning Adjustment meeting.

3. [19VARIANCE1009](#)

Request: Variance to allow a structure to encroach into the 25 foot setback from an access easement in the Suburban Workplace form district

Project Name: Hi-Float

Location: 13025 Middletown Industrial Blvd

Owner: M & D Enterprises

Applicant: M & D Enterprises

Jurisdiction: Middletown

Council District: 19 - Anthony Piagentini

Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19VARIANCE1009_Applicant Justification.pdf](#)
[19VARIANCE1009_BOZA Staff Pres_031819.ppt](#)
[19VARIANCE1009_BOZA Staff Report_031819.pdf](#)
[18DEVPLAN1213_PLAN_02-06-19.PDF](#)

4. [19VARIANCE1000](#)

Request: Variance to allow a structure to exceed the maximum height

Project Name: Marret Avenue Variance

Location: 520 Marret Avenue

Owner: David L. Thorson - Duke MFG, Inc.

Applicant: Kelli Jones - Sabak, Wilson & Lingo, Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1000_Staff Report_BOZA_031819.pdf](#)
[OldSilo.GIF](#)
[19VARIANCE1000_ApplicantJustification.pdf](#)
[19VARIANCE1000_Elevations.pdf](#)
[19VARIANCE1000_Plan.pdf](#)
[19VARIANCE1000_Staff Pres.ppt](#)

5. [19VARIANCE1004](#)

Request: Variance to allow a structure to encroach into the required front yard setback and a waiver to allow an attached front loaded garage to exceed 50% of the front façade

Project Name: Bishop Street Variance

Location: 606 Bishop Street

Owner: Charles J. Green

Applicant: Charlie Williams - Charlie Williams Design, Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1004_Staff Pres.ppt](#)
[19VARIANCE1004_Staff Report_BOZA 031819.pdf](#)
[19VARIANCE1004_ApplicantJustifications.pdf](#)
[19VARIANCE1004_Elevations1_030719.pdf](#)
[19VARIANCE1004_Elevations2_030719.pdf](#)
[19VARIANCE1004_Rendering_030719.pdf](#)
[19VARIANCE1004_SitePlan_030719.pdf](#)

6. [19VARIANCE1010](#)

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

Project Name: Etawah Avenue Variance

Location: 1330 Etawah Avenue

Owner/Applicant: Clarisa De Luna-Villaflor - Equity Trust Company

Jurisdiction: City of Lyndon

Council District: 7 - Paula McCraney

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1010_Staff Report_BOZA 031819.pdf](#)
[19VARIANCE1010_ApplicantJustification.pdf](#)
[19VARIANCE1010_SitePlan.pdf](#)
[19VARIANCE1010_Staff Pres.ppt](#)

7. [19VARIANCE1011](#)

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

Project Name: Etawah Avenue Variance

Location: 1328 Etawah Avenue

Owner/Applicant: Clarisa De Luna-Villaflor - Equity Trust Company

Jurisdiction: City of Lyndon

Council District: 7 - Paula McCraney

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1011_Staff Report_BOZA 031819.pdf](#)
[19VARIANCE1011_ApplicantJustification.pdf](#)
[19VARIANCE1011_SitePlan.pdf](#)
[19VARIANCE1011_Staff Pres.ppt](#)

8. [18CUP1115](#)

Request: Conditional Use Permit for a short term rental unit that is not the primary residence of the host

Project Name: Short Term Rental

Location: 1608 Eastern Parkway

Owner: Brad Hendren

Applicant: Sonya Gugliotta

Host: James Wallace

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [Staff Report.pdf](#)
[18CUP1115Staff Pres.ppt](#)

9. [18CUP1158](#)

Request: Conditional Use Permit for a short term rental unit that is not the primary residence of the host

Project Name: Short Term Rental

Location: 1421 Christy Avenue

Owner: Raquel Speroni

Applicant: Sonya Gugliotta

Host: James Wallace

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [Staff Report .pdf](#)
[Staff .ppt](#)

10. [18CUP1145](#)

Request: Conditional Use Permit for an accessory apartment
Project Name: Delahanty Accessory Apartment
Location: 1812 Deerwood Avenue
Owner/Applicant: Mary Beth Delahanty
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [18CUP1145_Site Plan.pdf](#)
[18CUP1145_Staff Report_031819.pdf](#)
[18CUP1145_Applicant Information.pdf](#)
[18CUP1145_Power Point_031819.pdf](#)

11. [18CUP1170](#)

Request: Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the host
Project Name: Fogle Short Term Rental
Location: 1113 Dresden Avenue
Owner/Applicant: Mike and Megan Fogle
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [18CUP1170_Power Point_031819.pdf](#)
[18CUP1170_Staff Report_031819.pdf](#)
[18CUP1170_Applicant Information.pdf](#)
[18CUP1170_Interior_Pictures.pdf](#)

12. [18CUP1195](#)

Request: Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the host
Project Name: Lund Short Term Rental
Location: 2311 Crittenden Drive
Owner/Applicant: Steven Lund
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [18CUP1195_Staff Report_031819.pdf](#)
[2311 Crittenden Dr_Photos.pdf](#)
[18CUP1195_Applicant Information.pdf](#)
[18CUP1195_Power Point_031819.pdf](#)

13. [18CUP1160](#)

Request: Conditional Use Permit for an accessory apartment
Project Name: Griggs Accessory Apartment
Location: 4534 Riverview Avenue
Owner/Applicant: Brenda Griggs
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [18CUP1160_Site Plan.pdf](#)
[18CUP1160_Staff Report_031819.pdf](#)
[18CUP1160_Applicant Information.pdf](#)
[18CUP1160_Power Point_031819.pdf](#)

14. [19APPEAL1001](#)

Request: Appeal of an administrative decision
Project Name: Everett Appeal
Location: 1274 Everett Avenue
Appellant: Wayne P. Gallavin
Representative: Christopher Morris
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Chris French, AICP, Planning and Design Supervisor

Attachments: [19APPEAL1001_ADDITIONAL INFO_3-12-19.PDF](#)
[19APPEAL1001_Application.pdf](#)
[19APPEAL1001_Staff Report_03182019_final.pdf](#)

15. [18CUP1175](#)

Request: Conditional Use Permit for short term rental of a dwelling unit
not the primary residence of the host
Project Name: Gallavin Short Term Rental
Location: 1850 Sherwood Avenue
Owner: Wayne Gallavin
Host: James Wallace & Co.
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Attachments: [18CUP1175_Applicant Information_031219.pdf](#)
[18CUP1175_Staff Report_031819.pdf](#)
[18CUP1175_Site Plan.pdf](#)

Adjournment