



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, June 3, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 05.20.19](#)

Approval of the Minutes from the May 20, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 05.20.19.pdf](#)

Business Session

2. [19VARIANCE1021](#)

Request: Variance to allow an existing deck to encroach into the rear and side yard setbacks

Project Name: Longest Avenue Variance

Location: 2311 Longest Avenue

Owner/Applicant: Michael Allen - LAC Real Estate, LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1021_Staff Pres.ppt](#)

[19VARIANCE1021_Staff Report_BOZA 050619.pdf](#)

[19VARIANCE1021_ApplicantJustification.pdf](#)

[19VARIANCE1021_PLAN.pdf](#)

3. [19CUP1044](#)

Request: Modified Conditional Use Permit for an off-street parking area
Project Name: Kentucky Farm Bureau
Location: 9201 Bunsen Parkway
Owner: Kentucky Farm Bureau Federation
Applicant: Ashley Bartley - Qk4
Jurisdiction: Louisville Metro
Council District: 18 - Marilyn Parker
Case Manager: Zach Schwager, Planner I

Attachments: [19CUP1044_Staff Report_BOZA 060319.pdf](#)
[B-12475-09_ApprovedPlan.pdf](#)
[19CUP1044_PLAN_4-22-19.PDF](#)

4. [19CUP1108](#)

Request: Modified Conditional Use Permit for a solid waste management facility
Project Name: Rumpke P-T Addition
Location: 1101 W. Oak Street
Owner: Rumpke of Kentucky, Inc.
Applicant: Ashley Bartley - Qk4
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Zach Schwager, Planner I

Attachments: [19CUP1108_Staff Report_BOZA 060319.pdf](#)
[19CUP1108 B-210-95 Plan.pdf](#)

Public Hearing**5. [19VARIANCE1028](#)**

Request: Height Variance and Side Setback Variance
Project Name: Springhurst Hotels
Location: 4209 Simcoe Ln
Owner: Jaytee Springhurst LLC
Applicant: The Malcolm Bryant Group
Jurisdiction: Louisville Metro
Council District: 17 - Markus Winkler
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [Whelan - Letter of concern.pdf](#)
[19DEVPLAN1080 Plan_060319.pdf](#)
[19VARIANCE1028_19DEVPLAN1080 Applicant Justifications.pdf](#)
[19VARIANCE1028_BOZA Staff Report_060319.pdf](#)
[Troutman - Letter of Concern.pdf](#)

6. [19VARIANCE1033](#)

Request: Variances of side yard setbacks for a first story addition on the side of an existing residence and a side yard setback for a change in the roof to an existing addition on the rear of the residence

Project Name: Payne Street Variance
Location: 1209 Payne Street
Owner/Applicant: John Morgan
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1033_PLAN.pdf](#)
[19VARIANCE1033_Staff Pres.ppt](#)
[19VARIANCE1033_Staff Report_BOZA 060319.pdf](#)
[19VARIANCE1033_ApplicantJustifications.pdf](#)
[19VARIANCE1033_Elevations.pdf](#)

7. [19VARIANCE1035](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of a lot

Project Name: Miami Avenue Variance
Location: 3817 Miami Avenue
Owner/Applicant: Floyd S. Hester
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1035_Staff Pres.ppt](#)
[19VARIANCE1035_Staff Report_BOZA 060319.pdf](#)
[19VARIANCE1035_ApplicantJustification.pdf](#)
[19VARIANCE1035_PLAN.pdf](#)

8. [19VARIANCE1037](#)

Request: Variance for a side yard setback for a first story addition on the rear of an existing residence
Project Name: Wendover Avenue Variance
Location: 510 Wendover Avenue
Owner: Adam Wilson
Applicant: Charles Podgursky - C.R.P. & Associates, Inc.
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1037_Staff Pres.ppt](#)
[19VARIANCE1037_Staff Report_BOZA 060319.pdf](#)
[19VARIANCE1037_ApplicantJustification.pdf](#)
[19VARIANCE1037_Plan.pdf](#)

9. [19VARIANCE1039](#)

Request: Variance of a front yard setback for a single-family residence
Project Name: Sanctuary Bluff Lane Variance
Location: 4119 Sanctuary Bluff Lane
Owner/Applicant: Sham S. Kakar - Sunrise Custom Homes
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1039_Staff Pres.ppt](#)
[19VARIANCE1039_Staff Report_BOZA 060319.pdf](#)
[19VARIANCE1039_ApplicantJustification.pdf](#)
[19VARIANCE1039_BuildingPermit_ConstructionPlan.pdf](#)
[19VARIANCE1039_Plan.pdf](#)

10. [19VARIANCE1044](#)

Request: **THIS CASE HAS BEEN WITHDRAWN**
Variance for vehicular maneuvering to encroach into the rear yard setback

Project Name: Preston Highway Variance
Location: 6101 Preston Highway
Owner: Jhoolay Lal Properties, LLC
Representative: Missy Legel - Civil Design, Inc.
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1044_Staff Pres.ppt](#)
[19VARIANCE1044_Staff Report_BOZA 060319.pdf](#)
[19VARIANCE1044_ApplicantJustification.pdf](#)
[19VARIANCE1044_Elevations.pdf](#)
[19VARIANCE1044_PLAN.PDF](#)

11. [19VARIANCE1022](#)

Request: Variances and waivers of wall, landscaping, setbacks and fence height requirements

Project Name: Churchill Downs Barn Phase 2
Location: 3141 S. 4th Street
Owner: AQ Properties LLC
Applicant: Churchill Downs Inc.
Representative: Qk4
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19VARIANCE1022_3141 S 4th_BOZA PP.pptx](#)
[19VARIANCE1022_3141 S 4th_BOZA Staff Rpt.pdf](#)
[DevPlan 5.14.2019.pdf](#)

12. [18CUP1187](#)

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

Project Name: Valetta Short Term Rental

Location: 2328 Valetta Lane

Owner/Applicant/Host: Robert & Diana Brown Revocable Trusts

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1187_2328 Valetta_BR Photos.pdf](#)
[18CUP1187_2328 Valetta_BOZA Staff Rpt.pdf](#)
[18CUP1187_2328 Valetta_APO Mtg Notes.pdf](#)
[18CUP1187_2328 Valetta_BOZA PP.ppt](#)

13. [18CUP1190](#)

Request: Conditional Use Permit for short term rental of a dwelling unit in a TNZD district

Project Name: Garvin Short Term Rental

Location: 1209 Garvin Place

Owner/Applicant/Host: Hensley Associates

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1190_1209 Garvin PI_BOZA Staff Rpt.pdf](#)
[18CUP1190-1209 Garvin PI_APO Notes.pdf](#)
[Bedroom Photos.pdf](#)
[18CUP1190_1209 Garvin PI_BOZA PP.ppt](#)

14. [18CUP1204](#)

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

Project Name: W. Chestnut Short Term Rental

Location: 1516 W. Chestnut

Owner/Applicant/Host: Carrye B. Jones

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1204_1516 W Chestnut_BOZA PP.ppt](#)
[18CUP1204_1516 W Chestnut_BOZASTaff Rpt.pdf](#)
[BR Pics.pdf](#)
[18CUP1204_1516 W Chestnut_APO Mtg.pdf](#)

15. [19CUP1007](#)

Request: Conditional Use Permit for short term rental of dwelling units not the primary residence of the host

Project Name: Wainwright Short Term Rental

Location: 535 Wainwright Avenue

Owner/Applicant/Host: Hannah and Ethan Bauer

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1007_535 Wainwright_BOZA PP.ppt](#)
[19CUP1007_535 Wainwright_BOZA Staff Rpt.pdf](#)
[19CUP1007_535 Wainwright_Ltr of Support.pdf](#)
[19CUP1007_Interior Pics.pdf](#)
[19CUP1007_535 Wainwright_APO Mtg.pdf](#)

16. [19CUP1012](#)

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

Project Name: Payne Street Short Term Rental

Location: 1922 Payne Street

Owner/Applicant/Host: JR Homes LLC

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1012_1922 Payne_BOZA PP.ppt](#)
[19CUP1012_1922 Payne_BOZA Staff Rpt.pdf](#)
[1922 PAYNE STREET_IMAGES.pdf](#)
[19CUP1012_1922 Payne_APO Notes.pdf](#)

17. [19CUP1014](#)

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

Project Name: Beauregard/Martin Short Term Rental

Location: 1227 South 6th Street

Owner/Applicant: Emily Beauregard & William Martin

Jurisdiction: Louisville Metro

Council District: 6 - David James

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

Attachments: [19CUP1014_Pictures.pdf](#)
[19CUP1014 Power Point 060319.ppt](#)
[19CUP1014_Staff Report -060319.pdf](#)
[19CUP1014_Applicant Information.pdf](#)
[19CUP1014_Opposition Letter.pdf](#)

18. [19APPEAL1002](#)

Request: Appeal of Enforcement Action
THIS CASE HAS BEEN WITHDRAWN

Project Name: West Market Appeal

Location: 4509 West Market Street

Appellants: Tom Drexler and Greg Popham

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Chris French, AICP, Planning and Design Supervisor

Adjournment