



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, August 5, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 07.22.19](#)

Approval of the Minutes from the July 22, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 07.22.19.pdf](#)

Business Session

2. [19-VARIANCE-0020](#)

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

Project Name: Window Well Variance

Location: 3023 Eagle Pass

Owner: John Nitzken

Applicant: Jarrett Robbins

Jurisdiction: Louisville Metro

Council District: 10- Pat Mulvihill

Case Manager: Steve Hendrix, Planning & Design Coordinator

Attachments: [19-Variance-0020_3023 Eagle Pass Staff Reportx.pdf](#)

3. [19-MCUP-0001](#)

Request: Modification of a Conditional Use Permit to allow a new 64 square foot security structure

Project Name: West Security Office

Location: 1100 Story Avenue

Owner/Applicant: JBS Swift

Jurisdiction: Louisville Metro

Council District: 4-Barbara Sexton Smith

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [Staff Report.pdf](#)

4. [19CUP1124](#)

Request: Modification of Conditional Use Permit for Cemeteries and Mausoleums
Project Name: Calvary Cemetery
Location: 1600 and 1740 Newburg Rd
Owner: Roman Catholic Bishop of Louisville
Applicant: Catholic Cemeteries
Representative: Bardenwerper Talbott & Roberts PLLC
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan, 10 - Pat Mulvihill
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1124_1740 Newburg Rd_BOZA Staff Rpt.pdf](#)
[19CUP1124_1740 Newburg Rd_FINAL Plan 6.24.19.PNG](#)
[17CUP1114_1600 Newburg Rd_Plan 4.2..PNG](#)

5. [19CUP1009](#)

Request: **RECONSIDERATION 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: 1006 Mulberry Street
Owner/Applicant: Benjamin Levine
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [Reconsideration Request #2.pdf](#)

Public Hearing**6. [19DEVPLAN1006](#)**

Request: Category 3 Development Plan with a Variance
Project Name: Flavorman
Location: 809 S 8th St
Owner/Applicant: 809 SoBro, LLC.
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19DEVPLAN1006 Renderings.pdf](#)
[19DEVPLAN1006_Applicant Variance Justification.pdf](#)
[19DEVPLAN1006_BOZA Staff Report_080519.pdf](#)
[19DEVPLAN1006_Plan_071519.pdf](#)
[18STREETS1005 Closure Plat.pdf](#)
[19DEVPLAN1006 Letters of Support.pdf](#)

7. [19VARIANCE1058](#)

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

Project Name: Cross Meadows Circle Variance

Location: 9333 Cross Meadows Circle

Owner: Glenmary Village Development, LLC

Applicant: Ann Richard - Land Design & Development, Inc.

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1058_PLAN.pdf](#)
[19VARIANCE1058_Staff Pres.ppt](#)
[19VARIANCE1058_Staff Report_BOZA 080519.pdf](#)
[19VARIANCE1058_ApplicantJustification.pdf](#)

8. [19-VARIANCE-0008](#)

Request: Variances to allow a proposed sign to exceed the maximum allowable height and area and a waiver to allow a freestanding sign to not be a monument or columnar style sign on a lot adjacent to a designated parkway

Project Name: River Road Variances and Waiver

Location: 3015 River Road

Owner: Pastime Development, Co.

Applicant: Tanya Scott - Signarama Downtown

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney and 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0008_19-WAIVER-0007_Rendering.pdf](#)
[19-VARIANCE-0008_19-WAIVER-0007_Staff Pres.ppt](#)
[19-VARIANCE-0008_19-WAIVER-0007_Staff Report_BOZA 080519.pdf](#)
[19-VARIANCE-0008_19-WAIVER-0007_ApplicantJustification.pdf](#)
[19-VARIANCE-0008_19-WAIVER-0007_NewSign.pdf](#)
[19-VARIANCE-0008_19-WAIVER-0007_PLAN.pdf](#)

9. [19-VARIANCE-0017](#)

Request: Variance to allow a proposed sign to exceed the maximum allowable area in the Traditional Marketplace Corridor

Project Name: Brent Street Variance

Location: 724 Brent Street

Owner: Kentucky Ceramics, LLC

Applicant: Shawn Hadley - Brown-Forman and KCA

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0017_Staff Pres.ppt](#)
 [19-VARIANCE-0017_Staff Report_BOZA 080519.pdf](#)
 [19-VARIANCE-0017_ApplicantJustification.pdf](#)
 [19-VARIANCE-0017_Elevations.pdf](#)
 [19-VARIANCE-0017_SignLocation.pdf](#)

10. [19CUP1045](#)

Request: Conditional Use Permit for Commercial Greenhouses/Plant Nurseries/Landscape Material Supply

Project Name: Full Care of Louisville

Location: 2501 Blankenbaker Road

Owner/Applicant: Twins Unlimited

Representative: Dinsmore & Shohl LLP

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1045_2501 Blankenbaker Rd_BOZA Staff Rpt.pdf](#)
 [19CUP1045_2501 Blankenbaker_PP.ppt](#)
 [19CUP1045_2301 Blankenbaker_APO Mtg.pdf](#)

11. [19CUP1123](#)

Request: Conditional Use Permit for a Mini-Warehouse Facility with Requests for Relief
Project Name: Blankenbaker Station I - Lot 7
Location: 12550 Sycamore Station Pl
Owner/Applicant: Gregory W. Oakley, Pinnacle Partners LLC/TSF Properties
Representative: Kathy M. Linares, Mindel Scott
Jurisdiction: Louisville Metro
Council District: 20 - Stuart Benson
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [19DEVPLAN1106_elevations_072219.pdf](#)
[19DEVPLAN1106_plan_070119.pdf](#)
[19CUP1123_12550 Sycamore Station Pl_PP.ppt](#)
[19CUP1123_BOZA Staff Report_072419.pdf](#)

12. [19CUP1055](#)

Request: Conditional Use Permit for short term rental of a dwelling unit not the primary residence of the host
Project Name: S. 3rd Short Term Rental
Location: 2911 S. 3rd Street
Owner/Applicant/Host: S & W Property Group LLC
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1055_2911 S 3rd_BOZA Staff Rpt.pdf](#)
[19CUP1055_2911 S 3rd_Interior pics.pdf](#)
[19CUP1055_2911 S 3rd_PP.pptx](#)
[19CUP1055_2911 S 3rd_APO Mtg.pdf](#)

13. [19CUP1046](#)

Request: Conditional Use Permit for short term rental of dwelling units not the primary residence of the host
Project Name: Barret Avenue Short Term Rental
Location: 1368 Barret Avenue
Owner/Applicant/Host: DerbyBirdie LLP
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1046_1368 Barret_PP.pptx](#)
[19CUP1046_1368 Barrett_BOZA Staff Rpt.pdf](#)
[19CUP1046_1368 Barret_APO Mtg.pdf](#)
[19CUP1046_1368 Barret_Interior Pics.pdf](#)

14. [18CUP1177](#)

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

Project Name: Short Term Rental

Location: 1004 Mayer Avenue

Owner/Applicant: James Wallace

Jurisdiction: Louisville Metro

Council District: 10- Pat Muvihill

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [18CUP1177_staff report .pdf](#)
[18CUP1177_Staff.ppt](#)

15. [19CUP1076](#)

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

Project Name: Floral Terrace Short Term Rental

Location: 604 Floral Terrace

Owner: Santesh Bhatt

Applicant/Host: David Orange

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1076_604 Floral Terr_PP.pptx](#)
[19CUP1078_604 Floral Terr_BOZA Staff Rpt.pdf](#)
[19CUP1076_604 Floral Terr APO Mtg.pdf](#)
[19CUP1076_604 Floral Terr_Int Pics.pdf](#)

16. [18CUP1181](#)

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

Project Name: 122 Bellaire Short Term Rental

Location: 122 N. Bellaire Avenue

Owner/Applicant/Host: Thomas H. Fawbush Jr.

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1181_122 N Bellaire_PP.pptx](#)
[19CUP1180_120 N Bellaire_Relief request.pdf](#)
[18CUP1181_122 N Bellaire_BOZA Staff Rpt.pdf](#)
[18CUP1181_122 N Bellaire_Interior Pics.pdf](#)

17. [18CUP1180](#)

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

Project Name: 120 Bellaire Short Term Rental

Location: 120 N. Bellaire Avenue

Owner/Applicant/Host: Thomas H. Fawbush Jr.

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1180_120 N Bellaire_Interior Pics.pdf](#)
[18CUP1180_120 N Bellaire_APO Mtg.pdf](#)
[18CUP1180_120 N Bellaire_Relief request.pdf](#)
[18CUP1180_120 N Bellaire_PP.pptx](#)
[18CUP1180_120 N Bellaire_BOZA Staff Rpt.pdf](#)

18. [18CUP1182](#)

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

Project Name: Story Short Term Rental

Location: 1581 Story Avenue

Owner/Applicant/Host: Thomas H. Fawbush Jr.

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Beth Jones, AICP, Planner II

Attachments: [18CUP1182_1581 Story_BOZA Staff Rpt.pdf](#)
[18CUP1182_1581 Story_Interior Pics.pdf](#)
[18CUP1182_1581 Story_PP.pptx](#)
[18CUP1182_1581 Story_APO Mtg.pdf](#)

Adjournment