



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, September 9, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 08.19.19](#)

Approval of the Minutes from the August 19, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 08.19.19.pdf](#)

Business Session

2. [18CUP1203](#)

Request:

RECONSIDERATION 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:

1530 Texas Avenue

Owner:

Jason Carrico

Representative:

John C. Talbott

Jurisdiction:

Louisville Metro

Council District:

10- Pat Mulvihill

Case Manager:

Steve Hendrix, Planning and Design Coordinator

3. [18CUP1202](#)

Request:

RECONSIDERATION 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:

1535 Texas Avenue

Owner/Applicant:

Carrico, LLC

Representative:

John C. Talbott

Jurisdiction:

Louisville Metro

Council District:

10- Pat Mulvihill

Case Manager:

Steve Hendrix, Planning and Design Coordinator

4. [18CUP1198](#)

Request: **RECONSIDERATION 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: Fulton Short Term Rental
Location: 1137 Mulberry Street
Owner: Katy Fulton, LLC
Representative: John C. Talbott
Jurisdiction: Louisville Metro
Council District: 10- Pat Mulvihill
Case Manager: Jon E. Crumbie, Planning and Design Coordinator

5. [19-DDP-0026](#)

Request: Abandonment of Conditional Use Permit
Project Name: Honda World
Location: 1 Autocenter Dr
Owner/Applicant: TT of HD Louisville
Representative: Mindel Scott and Associates
Jurisdiction: Louisville Metro
Council District: 18 - Marilyn Parker
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19-DDP-0026_JL_BOZA Staff Report_090919.pdf](#)
[19-DDP-0026 Plan 8-5-19.pdf](#)
[17388 Approved Plan.pdf](#)

Public Hearing6. [19-CUP-0030](#)

Request: **CONTINUED FROM 9/9/19 BOZA SPECIAL MEETING**
Conditional Use Permit for a short-term rental of a dwelling unit that is not the primary residence of the owner/host

Project Name: Brainard Short Term Rental
Location: 1466 St. James Court
Owner/Applicant: Benjamin Brainard
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0030 Power Point_090919.ppt](#)
[19-CUP-0030 Staff Report_090919_.pdf](#)
[19-CUP-0030 Applicant Information.pdf](#)
[19-CUP-0030 Opposition Letter.pdf](#)

7. [19-CUP-0038](#)

Request: **CONTINUED FROM 9/9/19 BOZA SPECIAL MEETING**
Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the owner/host

Project Name: Greene Short Term Rental
Location: 940 Ash St
Owner: Catherine Greene
Representative: Catherine Greene
Jurisdiction: Louisville Metro
Council District: 10 - Pat Mulvihill
Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19-CUP-0038_Applicant Relief Request.pdf](#)
[19-CUP-0038_BOZA Staff Report_090919.pdf](#)
[19-CUP-0038_Formal_600FT_2019-08-23.pdf](#)

8. [19APPEAL1005](#)

Request: Appeal of an Administrative Decision
Project Name: James Road Appeal
Location: 415 James Road
Appellant: Mohammad Simo Hakani
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Chris French, AICP, Planning and Design Supervisor

Attachments: [18NONCONFORM1035_APPLICATION11-12-18.PDF](#)
[19APPEAL1005_6-14-19_application.pdf](#)
[19APPEAL1005_Staff_Report_09092019_final.pdf](#)

9. [19-VARIANCE-0010](#)

Request: Category 3 Development Plan and a Variance to exceed building height
Project Name: 700 E Main
Location: 700 E main St #101
Owner: Ryan Gaumeyer, BCTS Louisville, LLC
Representative: Ryan Gaumeyer, BCTS Louisville, LLC
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [19-OVERLAY-0005 Elevations 7-29-19.pdf](#)
 [19-OVERLAY-0005 Historic Preservation Narrative and Public Art Statement 7](#)
 [19-OVERLAY-0005 Renderings 7-29-19.pdf](#)
 [19-VARIANCE-0010 applicant justification.pdf](#)
 [Support Email_072419.pdf](#)
 [16DEVPLAN1165 APPROVEDPLAN 02.15.17 \(1\).PDF](#)
 [19-CAT3-0011 19-VARIANCE-0010 DRC BOZA Staff Report 082819.pdf](#)
 [19-CAT3-0011 Plan 8-12-19.pdf](#)
 [19-CAT3-0011 Staff Pres.ppt](#)

10. [19-VARIANCE-0013](#)

Request: Variance to allow a private yard area to be less than the required 20% of the area of a lot
Project Name: S. Brook Street Variance
Location: 1141 S. Brook Street
Owner: Hollyhock Rentals, LLC
Applicant: Benjamin Brainard
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0013 Plan.pdf](#)
 [19-VARIANCE-0013 ApplicantJustification.pdf](#)
 [19-VARIANCE-0013 Staff Pres.ppt](#)
 [19-VARIANCE-0013 Staff Report BOZA 090919.pdf](#)

11. [19-VARIANCE-0043](#)

Request: Variance to exceed maximum front and street side setbacks and a waiver

Project Name: Big Springs Country Club

Location: 5901 Dutchmans Ln

Owner: Big Springs Country Club

Representative: Carman Site

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Jay Lockett, AICP, Planner I

Attachments: [19-VARIANCE-0043_Applicant Justifications.pdf](#)
[19-VARIANCE-0043_BOZA Staff Report_090919.pdf](#)
[19-CAT2-0017_Development Plan.pdf](#)

12. [19-CUP-1091](#)

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

Project Name: Gallavin Short Term Rental

Location: 1061 Mary Street

Owner: Wayne Gallavin

Representative: Eric Feller

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

Attachments: [19CUP1091_Staff Report_090919.pdf](#)
[19-CUP-1091_Applicant Information.pdf](#)
[19CUP1091_Power Point_090919.ppt](#)

13. [19-CUP-1066](#)

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

Project Name: Gallavin Short Term Rental

Location: 1619 Beechwood Avenue

Owner: Wayne Gallavin

Representative: Eric Feller

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

Attachments: [19CUP1066_Power Point_090919.ppt](#)
[19CUP1066_Staff Report_090919.pdf](#)
[19-CUP-1066_Applicant Information.pdf](#)

14. [19CUP1092](#)

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

Project Name: Tyne Road Short Term Rental

Location: 205 Tyne Road

Owner: 205 TR Land Trust

Applicant/Host: Eric Feller

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1092_205 Tyne_BOZA Staff Rpt.pdf](#)
[19CUP1092_205 Tyne Interior Pics.pdf](#)
[19CUP1092_205 Tyne_PP.pptx](#)
[19CUP1092_205 Tyne APO Mtg.pdf](#)

15. [19-CUP-0028](#)

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

Project Name: Short Term Rental

Location: 2468 Grinstead Drive #2

Owners/Applicants: Michael Auci & Dominick Auci

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0028.staff report .pdf](#)
[19-CUP-0028 .ppt](#)

16. [19-CUP-0040](#)

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: 129 East Collins Court

Owner/Applicant: Collins LLC., by Mike Pifer

Representative: John C. Talbott

Jurisdiction: Louisville Metro

Council District: 15- Kevin Triplett

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0040 staff Report.pdf](#)
[19-CUP-0040 .ppt](#)

17. [19-CUP-0047](#)

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

Project Name: Kays Short Term Rental

Location: 466 East Brandeis Avenue

Owner: Wendy Kays

Representative: Alexandria Bolton

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

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

Attachments: [19-CUP-0047 Power Point_090919.ppt](#)
[19-CUP-0047 Staff Report_090919.pdf](#)
[19-CUP-0047 Applicant Information.pdf](#)

18. [19-CUP-0048](#)

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

Project Name: Chamberlain Short Term Rental

Location: 1301 Larchmont Avenue

Owner/Applicant: Lee Chamberlain

Jurisdiction: Louisville Metro

Council District: 6 - David James

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

Attachments: [19-CUP-0048 Power Point_090919.ppt](#)
[19-CUP-0048 Staff Report_090919.pdf](#)
[19-CUP-0048 Applicant Information.pdf](#)
[19-CUP-0048 Applicant letter.pdf](#)

19. [19-CUP-0051](#)

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: 610 Myrtle Street

Owner/Applicant: BNDF LLC., by Nancy Wilkinson

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0051 staff Report.pdf](#)
[19-CUP-0051 .ppt](#)

Adjournment