



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda

Board of Zoning Adjustment

Monday, October 7, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 09.23.19](#)

Approval of the Minutes from the September 23, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 09.23.19.pdf](#)

Business Session

2. [BOZA By-laws](#)

Revised BOZA By-laws

Attachments: [BOZA Bylaws Policies_DRAFT.pdf](#)

[BOZA Bylaws Policies_FINAL.pdf](#)

3. [18CUP1120](#)

Request:

RECONSIDERATION REQUEST

Conditional Use Permit for a private institutional use

Project Name: Chabad of Prospect

Location: 6900 Transylvania Avenue

Owner: Chabad of Prospect, Inc.

Representative: Boruch Susman

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

Attachments: [18CUP1120 Site Plan.pdf](#)

[18CUP1120 Staff Report_092319.pdf](#)

[Chabad -Request for Reconsideration-Ltr-100119.pdf](#)

[18CUP1120 Power Point_100719.ppt](#)

4. [19-VARIANCE-0007](#)

Request: **RECONSIDERATION REQUEST**
Variance to allow a fence in the street side yard to exceed 48 inches in height

Project Name: Arroyo Trail Variance
Location: 4710 Arroyo Trail
Owner: Terry L. Henderson
Applicant: Terry L. Henderson
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Zach Schwager, Planner I

5. [19-VARIANCE-0046](#)

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

Project Name: Side yard setback
Location: 1212 South Sixth Street
Owners/Applicants: B. O'Neil & Lisa Arnold
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Steve Hendrix, Planning & Design Coordinator

Attachments: [Site Plan Letter Photos .pdf](#)
[19-VARIANCE-0046 Staff Report BOZA 040119.pdf](#)

Public Hearing**6. [19-VARIANCE-0030](#)**

Request: Variance for an addition to an existing principal structure to encroach into the side yard setback

Project Name: Plainview Avenue Variance
Location: 516 Plainview Avenue
Owner/Applicant: Joseph P. Hines, II
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0030 Staff Pres.ppt](#)
[19-VARIANCE-0030 Staff Report BOZA 100719.pdf](#)
[19-VARIANCE-0030 ApplicantJustification.pdf](#)
[19-VARIANCE-0030 Plan.pdf](#)

7. [19-VARIANCE-0031](#)

Request: Variance for a covered deck to encroach into the side yard setback

Project Name: Arboro Place Variance

Location: 1905 Arboro Place

Owner: James Grzelak

Applicant: James Smallwood

Jurisdiction: Louisville Metro

Council District: 18 - Marilyn Parker

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0031_Staff Pres.ppt](#)
[19-VARIANCE-0031_Staff Report_BOZA 100719.pdf](#)
[19-VARIANCE-0031_ApplicantJustification.pdf](#)
[19-VARIANCE-0031_OppositionEmails.pdf](#)
[19-VARIANCE-0031_Plan.pdf](#)

8. [19-VARIANCE-0032](#)

Request: Variance to allow an attached garage to encroach into the front yard setback

Project Name: Furman Boulevard Variance

Location: 3015 Furman Boulevard

Owner/Applicant: Beverly A. Watson

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0032_Staff Pres.ppt](#)
[19-VARIANCE-0032_Staff Report_BOZA 100719.pdf](#)
[19-VARIANCE-0032_ApplicantJustification.pdf](#)
[19-VARIANCE-0032_Plan.pdf](#)

9. [19-VARIANCE-0033](#)

Request: Variance for a deck to encroach into the street side yard setback

Project Name: Grandview Avenue Variance

Location: 3328 Grandview Avenue

Owner: Diana Gail Lynn Zeh Revocable Trust

Applicant: Andrew S. Zeh

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0033_Staff Pres.ppt](#)
 [19-VARIANCE-0033_Staff Report_BOZA 100719.pdf](#)
 [Capture.JPG](#)
 [19-VARIANCE-0033_ApplicantJustification.pdf](#)
 [19-VARIANCE-0033_Plan.pdf](#)

10. [19VARIANCE1057](#)

Request: Variances to allow a private yard area to be less than the required 30% of the area of a lot and to allow a structure to encroach into the required street side yard setback

Project Name: Frankfort Avenue Variance

Location: 1848 Frankfort Avenue

Owner/Applicant: Todd Troy

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1057_Staff Pres.ppt](#)
 [19VARIANCE1057_Staff Report_BOZA 100719.pdf](#)
 [19VARIANCE1057_ApplicantJustification.pdf](#)
 [19VARIANCE1057_ELEVATIONS.pdf](#)
 [19VARIANCE1057_PLAN.pdf](#)

11. [19VARIANCE1059](#)

Request: Variances to allow an existing deck to encroach into the required side yard setback and to allow an existing fence to exceed 8 ft. in height in a side yard setback

Project Name: John Paul Lane Variance

Location: 6906 John Paul Lane

Owner/Applicant: Nina Njezic & Adnan Skenderovic

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Zach Schwager, Planner I

Attachments: [19VARIANCE1059_Staff Report_BOZA_100719.pdf](#)
[19VARIANCE1059_SupportLetter.pdf](#)
[6909 front fence.JPG](#)
[19VARIANCE1059_ApplicantJustification.pdf](#)
[19VARIANCE1059_Photo.pdf](#)
[19VARIANCE1059_Plan.pdf](#)
[19VARIANCE1059_Staff Pres.ppt](#)

12. [19-NONCONFORM-0012](#)

Request: Change in nonconforming use from Dentist Office (Doctor's Office) to Barbers/Cosmetologists/Hairdressers/Manicurists and Tanning Salon

Project Name: S. 3rd Street Change in Nonconformance

Location: 3911 S. 3rd Street

Owner/Applicant: Tim DeGraaff

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Zach Schwager, Planner I

Attachments: [Staff_Report_19NONCONFORM0012_3911_S3rdSt.pdf](#)
[19NONCONFORM0012_3911 S 3rdSt_BOZA Presentation.ppt](#)

13. [19-CUP-0061](#)

Request: Conditional Use Permit for Private Institutional Use in a Single-Family Residential Zoning District

Project Name: Fisherville Baptist Church

Location: 14910 Taylorsville Rd

Owner: Trustees of First Baptist Church

Applicant: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0061-14910 Taylorsville Rd_APO Mtg.pdf](#)
[19CUP1019_14910 Taylorsville Rd_PP.ppt](#)
[19-CUP-0061_14910 Taylorsville Rd_BOZA Staff Rpt.pdf](#)
[19-CUP-0061_Plan_8-12-19.pdf](#)

14. [19-CUP-0062](#)

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

Project Name: Ormsby Short Term Rental

Location: 611 E. Ormsby Avenue

Owner/Applicant: Neubauer Investments LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0062_611 E Ormsby_BOZA Staff Rpt.pdf](#)
[19-CUP-0062_611 E Ormsby_Interior Pics.pdf](#)
[19-CUP-0062_611 E Ormsby_BOZA PP.pptx](#)
[19-CUP-0062_611 E Ormsby_APO Mtg.pdf](#)

15. [19-CUP-0063](#)

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

Project Name: Eigelbach Short Term Rental

Location: 1017 Eigelbach Avenue

Owner/Applicant: Btree Properties LLC

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0063_1017 Eigelbach_Appl Justif.pdf](#)
[19-CUP-0063_1017 Eigelbach_BOZA PP.pptx](#)
[19-CUP-0063_1017 Eigelbach_BOZA Staff Rpt.pdf](#)
[19-CUP-0063_1017 Eigelbach_APO Mtg.pdf](#)
[19-CUP-0063_1017 Eigelbach_Interior Pics.pdf](#)

16. [19-CUP-0069](#)

Request: Conditional Use Permit for a short-term rental of dwelling unit located within a TNZD

Project Name: S Brook Short Term Rental

Location: 1261 S. Brook Street

Owner/Applicant: Jason Lippa

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0069_1261 S Brook_Appl Justif.pdf](#)
[19-CUP-0069_1261 S Brook_BOZA PP.pptx](#)
[19-CUP-0069_1261 S Brook_BOZA Staff Rpt.pdf](#)
[19-CUP-0069_1261 S Brook_Interior Pics.pdf](#)
[19-CUP-0069_1261 S Brook_APO Mtg.pdf](#)

17. [19-CUP-0070](#)

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

Project Name: Central Short Term Rental

Location: 905 Central Avenue

Owner/Applicant: Davis Commercial Properties

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Beth Jones, AICP, Planner II

Attachments: [19CUP1139_905 Central_BOZA Staff Rpt.pdf](#)
[19-CUP-0070_905 Central_APO Mtg.pdf](#)
[19-CUP-0070_905 Central_Interior Pics.pdf](#)
[19-CUP-0070_905 Central_Neighbor Comments.pdf](#)
[19-CUP-0070-905 Central_BOZA PP.pptx](#)

18. [19-CUP-0071](#)

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

Project Name: Brainard Short Term Rental

Location: 1139 South Brook Street

Owner/Applicant: Benjamin Brainard

Jurisdiction: Louisville Metro

Council District: 6 -David James

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

Attachments: [19-CUP-0071_Power Point_100719.ppt](#)
[19-CUP-0071_Staff Report_100719.pdf](#)
[19-CUP-0071_Applicant Information.pdf](#)

19. [19-CUP-0077](#)

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: Flores Short Term Rental

Location: 1451 South 6th Street

Owner/Applicant: Steve and Jessica Flores

Jurisdiction: Louisville Metro

Council District: 6- David James

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

Attachments: [19-CUP-0077_Power Point_100719.ppt](#)
[19-CUP-0077_Staff Report_100719.pdf](#)
[19-CUP-0077_Applicant Information.pdf](#)

20. [19-CUP-0090](#)

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: 4004 South Fifth Street

Owner/Applicant: Erika Howard

Jurisdiction: Louisville Metro

Council District: 15- Kevin Triplett

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0090.ppt](#)
[19-CUP-0090 staff report.pdf](#)

21. [19-CUP-0091](#)

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: Shabaan Short Term Rental

Location: 325 Stilz Avenue

Owner/Applicant: Andreas and Aimee Shabaan

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

Attachments: [19-CUP-0091_Power Point_100719.ppt](#)
[19-CUP-0091_Staff Report_100719.pdf](#)
[19-CUP-0091_Applicant Information.pdf](#)

22. [18CUP1198](#)

Request: **RECONSIDERATION REQUEST APPROVED ON 9/9/19**
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. Crumby, Planning and Design Coordinator

Attachments: [18CUP1198_Power Point_100719.ppt](#)
[18CUP1198_Staff Report_100719.pdf](#)
[18CUP1198_Applicant Information.pdf](#)
[18CUP1198_Letter of Opposition.pdf](#)
[18CUP1198_NeighMtg_Summary.pdf](#)

23. [18CUP1202](#)

Request: **RECONSIDERATION REQUEST APPROVED ON 9/9/19**
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

Attachments: [18CUP1202Staff Report 10.07.2019.pdf](#)
[August 19th Letters.pdf](#)
[18CUP1202.10.07.2019ppt.ppt](#)

24. [19-CUP-0056](#)

Request: **THIS CASE WILL NOT BE HEARD BEFORE 4:00 P.M.**
Conditional Use Permit for Transitional Housing

Project Name: 1830 Transitional Housing
Location: 1830 Date Street
Owner/Applicant: Kristy Love Foundation
Jurisdiction: Louisville Metro
Council District: 6 - David James
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0056 1830 Date BOZA Staff Rpt.pdf](#)
[19-CUP-0056 1830 Date Neighbor PP.pptx](#)
[19-CUP-0056 1833 Date Neighbor Comments.pdf](#)
[19-CUP-0056 1830 Date BOZA PP.ppt](#)

25. [19-CUP-0057](#)

Request: **THIS CASE WILL NOT BE HEARD BEFORE 4:00 P.M.**
Conditional Use Permit for Transitional Housing

Project Name: 1833 Transitional Housing
Location: 1833 Date Street
Owner/Applicant: Kristy Love Foundation
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Beth Jones, AICP, Planner II

Attachments: [19-CUP-0057 1833 Date BOZA Staff Rpt.pdf](#)
[19-CUP-0057 1833 Date Neighbor Comments.pdf](#)
[19-CUP-0057 1833 Date Neighbor PP.pptx](#)

26. [19-CUP-0139](#)

Request: **THIS CASE WILL NOT BE HEARD BEFORE 4:00 P.M.**
Conditional Use Permit for a Transitional Housing Use.

Project Name: The Gratitude House

Location: 2601 W Chestnut Street

Owner: Fed With Faith Inc.

Applicant: Jean Manganaro

Representative: Nick Pregliasco

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

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

Attachments: [19-CUP-0139_StaffReport_2601_W_chestnut_St_rev.pdf](#)
[PublicComments.pdf](#)
[19-CUP-0139_Formal App_8-27-19.pdf](#)
[19-CUP-0139_Power Point_100719.ppt](#)
[2nd_Neighborhood_Mtg.pdf](#)

Adjournment