



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY 40202

Agenda Board of Zoning Adjustment

Monday, December 2, 2019

1:00 PM

Old Jail Auditorium

Call To Order

Approval Of Minutes

1. [BOZA Minutes 11.18.19](#)

Approval of the Minutes from the November 18, 2019 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 11.18.19.pdf](#)

Business Session

2. [19-MCUP-0004](#)

Request: Modified Conditional Use Permit to allow a covered outdoor play area

Project Name: Pet Station Country Club

Location: 4800 Murphy Lane

Owner/Applicant: Pet Station Holdings, LLC.

Jurisdiction: Louisville Metro

Council District: 17 - Marcus Winkler

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

Attachments: [19-MCUP-0004 Staff Report 120219.pdf](#)

[19-MCUP-1004 Letter of Explanation.pdf](#)

3. [19-MCUP-0005](#)

Request: Modified Conditional Use Permit to reduce the required number of parking spaces

Project Name: Higgins Short Term Rental

Location: 1036 Lampton Street

Owner/Applicant: Shannon Higgins, LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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

Attachments: [19-CUP-0052 Power Point 092319.ppt](#)

[19-MCUP-0005 Applicant Letter Minutes.pdf](#)

Public Hearing

4. [19-CUP-0175](#)

Request: Conditional Use Permit for outdoor alcohol sales and consumption for restaurant in the C-1 zoning district

Project Name: Oxmoor Center East Out-parcel

Location: 7900 Shelbyville Road

Owner: WMB 2, LLC & TWB Oxmoor 2, LLC

Applicant: Brookfield Properties Retail, Inc.

Representative: Frost Brown Todd, LLC

Jurisdiction: Louisville Metro

Council District: 18 - Marilyn Parker

Case Manager: Joel P. Dock, AICP, Planner II

Attachments: [19-CUP-0175_BOZA Staff Report.pdf](#)
[19-CUP-0175 Elevations 101419.pdf](#)
[19-CUP-0175_Plan_101419.pdf](#)

5. [19-VARIANCE-0058](#)

Request: Variance to allow a fence in the front yard setback to exceed 42 inches in height

Project Name: Bland Street Variance

Location: 1480 Bland Street

Owner/Applicant: Elizabeth Heim

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0058_Staff Pres.ppt](#)
[19-VARIANCE-0058_Staff Report_BOZA 120219.pdf](#)
[19-VARIANCE-0058_TransportationEmail.pdf](#)
[19-VARIANCE-0058_ApplicantJustification.pdf](#)
[19-VARIANCE-0058_Plan.pdf](#)

6. [19-VARIANCE-0060](#)

Request: Variance to allow a second story addition on the rear of an existing structure to encroach into the side yard setback

Project Name: Barret Avenue Variance

Location: 625 Barret Avenue

Owner: Apres Properties of KY, LLP

Applicant: Becky McKinley, Victory Home Builders

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0060_Staff Pres.ppt](#)
[19-VARIANCE-0060_Staff Report_BOZA 120219.pdf](#)
[19-VARIANCE-0060_ApplicantJustification.pdf](#)
[19-VARIANCE-0060_Plan.pdf](#)

7. [19-CUP-0162](#)

Request: Conditional Use Permit for a short term rental of a dwelling unit that is the primary residence of the host

Project Name: Belgravia Court Short Term Rental

Location: 513 Belgravia Court

Owners/Applicants: Richard J. Serpa & Michael Mondia

Jurisdiction: Louisville Metro

Council District: 6-David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0162 staff report .pdf](#)
[19-CUP-0162_Staff .ppt](#)

8. [19-CUP-0164](#)

Request: Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Bourbon Avenue Short Term Rental

Location: 1203 Bourbon Avenue

Owner/Applicant: Steven Smith

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0164_Staff Pres.ppt](#)
[19-CUP-0164_Staff Report_BOZA 120219.pdf](#)
[19-CUP-0164_600ftJustification.pdf](#)
[19-CUP-0164_BedroomPhotos.pdf](#)
[19-CUP-0164_LetterofExplanation.pdf](#)
[19-CUP-0164_NeighborhoodMeetingInfo.pdf](#)

9. [19-CUP-0165](#)

Request: Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Lydia Street Short Term Rental

Location: 903 Lydia Street

Owner: Leslie Lee Whitlock

Applicant: Genevieve Foxworth

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0165_NeighborhoodMeetingInfo.pdf](#)
[19-CUP-0165_Staff Pres.ppt](#)
[19-CUP-0165_Staff Report_BOZA 120219.pdf](#)
[19-CUP-0165_600ftJustification.pdf](#)
[19-CUP-0165_BedroomPhoto.pdf](#)
[19-CUP-0165_LetterofExplanation.pdf](#)

10. [19-CUP-0167](#)

Request: Conditional use permit to allow a short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Wind Ridge Court Short Term Rental

Location: 6810 Wind Ridge Court

Owner: Dandy Properties, LLC

Applicant: Wendy Kroeger

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Zach Schwager, Planner I

Attachments: [19-CUP-0167_NeighborhoodMeetingInfo.pdf](#)
[19-CUP-0167_Staff Pres.ppt](#)
[19-CUP-0167_Staff Report_BOZA 120219.pdf](#)
[19-CUP-0167_BedroomPhotos.pdf](#)
[19-CUP-0167_LetterofExplanation.pdf](#)

11. [19-CUP-0178](#)

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

Project Name: Vardiman Short Term Rental

Location: 1610 Ellwood Avenue

Owner: Alice and Edwin Vardiman

Representative: Jonathan Klunk

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

Attachments: [19-CUP-0178_Staff Report_120219.pdf](#)
[19-CUP-0178 Applicant Information_120219.pdf](#)
[19-CUP-0178 Power Point_120219.ppt](#)

12. [19-CUP-0179](#)

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

Project Name: Norris Place Short Term Rental

Location: 1641 Norris Place

Owners: Oliver Real Estate Management LLC by Carroll Mackin

Applicant: Greg Lickteig

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0179 staff report .pdf](#)
[19-CUP-0179 Staff .ppt](#)

13. [19-CUP-0180](#)

Request: Conditional Use Permit for an accessory apartment

Project Name: Accessory Apartment

Location: 4554 South Second Street

Owner/Applicant: Matthew Iles

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0180.ppt](#)
[19-CUP-0180 Staff Report 10.21.19.pdf](#)

14. [19-CUP-0181](#)

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

Project Name: South Second Street Short Term Rental

Location: 4554 South Second Street

Owner/Applicant: Matthew Iles

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0181_Staff.ppt](#)
[19-CUP-0181staff report.pdf](#)

15. [19-CUP-0185](#)

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

Project Name: Atwood Short Term Rental

Location: 664 Atwood Street

Owner/Applicant: 664 Atwood LLC by Mike Spoelker

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-CUP-0185 staff report.pdf](#)
[19-CUP-0185_Staff.ppt](#)

16. [19-CUP-0213](#)

Request: Conditional Use Permit to allow an accessory apartment

Project Name: Baker Accessory Apartment

Location: 5209 Mars Court

Owner: Norma Baker

Representative: Deborah and Tommy Nuckles

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

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

Attachments: [19-CUP-0213 Power Point 120219.ppt](#)
[19-CUP-0213 Staff Report 120219.pdf](#)
[19-CUP-0213 Applicant Information 120219.pdf](#)

17. [19-CUP-0145](#)

Request: Conditional Use Permit to allow transitional housing
Project Name: Genesis Boys Group Home
Location: 630 Louis Coleman Drive
Owner/Applicant: Quanyell Watts
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [19-CUP-0145_Staff Report_120219.pdf](#)
 [19-CUP-0145_Applicant Information_120219.pdf](#)
 [19-CUP-0145_Power Point_120219.ppt](#)

Adjournment