



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Agenda Board of Zoning Adjustment

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Monday, February 3, 2020

1:00 PM

Old Jail Auditorium

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### Annual Meeting

#### Call To Order

1. [BOZA Election Officers](#)

BOZA Annual Election of Officers

2. [BOZA Annual Report](#)

Request:

BOZA Annual Report

Case Manager:

Joe Haberman, Planning & Design Manager

#### Adjournment

### Regular Meeting

#### Call To Order

#### Approval Of Minutes

1. [BOZA Minutes 01.27.20](#)

Approval of the Minutes from the January 27, 2020 Board of Zoning Adjustment meeting.

Attachments: [BOZA Minutes 01.27.20.pdf](#)

#### Public Hearing

**2. [19-VARIANCE-0081](#)**

Request: **CONTINUED FROM 1/27/20**  
Variance to allow an addition to encroach into the side yard setbacks and a fence in the street side yard in the traditional neighborhood form district to exceed 42 inches in height

Project Name: Rogers Variance  
Location: 1201 Rogers St  
Owner: FlipLou, LLC  
Applicant: Ariel Kattan  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Nia Holt, Planner I

**Attachments:** [19-VARIANCE-0081\\_SitePlan.pdf](#)  
[19-Variance-0081\\_Staff Pres.ppt](#)  
[19-VARIANCE-0081\\_Staff Report.pdf](#)  
[19-VARIANCE-0081\\_Justification.pdf](#)  
[1203 Rogers\\_Opposition\\_Photos.pdf](#)

**3. [19-VARIANCE-0063](#)**

Request: Setback and Sign Variances  
Project Name: 7931 Bardstown Road  
Location: 7931 Bardstown Road  
Owner/Applicant: Patrick W. Madden, Bardstown Road Development LLC  
Representative: Mike Hill, Land Design & Development, Inc  
Jurisdiction: Louisville Metro  
Council District: 22 - Robin Engel  
Case Manager: Lacey Gabbard, AICP, Planner I

**Attachments:** [19-DDP-0065\\_sign elevations.pdf](#)  
[19-VARIANCE-0063\\_Applicant Justification.pdf](#)  
[19-VARIANCE-0063\\_BOZA Staff Report\\_012820.pdf](#)  
[19-Variance-0063\\_Staff Pres.ppt](#)  
[19-DDP-0065\\_elevations\\_011720.pdf](#)  
[19-DDP-0065\\_Plan\\_120919.pdf](#)

**4.** [19-VARIANCE-0082](#)

Request: Variance to allow a fence in the street side yard in the neighborhood form district to exceed 48 inches in height

Project Name: Applewood Variance

Location: 1724 Applewood Street

Owner: Estate of Henry Kaelin Jr.

Applicant: Monica Lynn Willing

Jurisdiction: City of Graymoore-Devondale

Council District: 7 - Paula McCraney

Case Manager: Nia Holt, Planner I

**Attachments:** [19-VARIANCE-0082\\_StaffReport\\_.pdf](#)  
[19-VARIANCE-0082\\_Justifaction.pdf](#)  
[19-VARIANCE-0082\\_SitePlan.pdf](#)  
[19-Variance-0082\\_Staff Pres.ppt](#)

**5.** [20-VARIANCE-0001](#)

Request: Variance to allow a principle structure to encroach into the side yard setbacks

Project Name: Ash Variance

Location: 910 Ash St

Owner: Humphrey Properties, LLC

Applicant: Ryan Brown

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Nia Holt, Planner I

**Attachments:** [20-VARIANCE-0001\\_PLAN.pdf](#)  
[20-Variance-0001\\_Staff Pres.ppt](#)  
[20-VARIANCE-0001\\_Staff Report.pdf](#)  
[20--VARIANCE-0001\\_Elevations.pdf](#)  
[20-Variance-0001\\_Justification.pdf](#)

**6. [20-VARIANCE-0004](#)**

Request: Variance to allow multi-family structures to exceed the maximum height (35 ft.) by three feet (38 ft.)

Project Name: Bristol Bluffs Circle Variance

Location: 6015 Bristol Bluffs Circle

Owner: Bristol Bluffs LP

Applicant: Cliff Ashburner - Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Zach Schwager, Planner I

**Attachments:** [ConstructionPlan.pdf](#)  
[LandscapePlan.pdf](#)  
[20-VARIANCE-0004\\_ApplicantJustification.pdf](#)  
[20-VARIANCE-0004\\_Elevations.pdf](#)  
[20-VARIANCE-0004\\_Plan.pdf](#)  
[20-VARIANCE-0004\\_Staff Pres.ppt](#)  
[20-VARIANCE-0004\\_Staff Report\\_BOZA 020320.pdf](#)

**7. [19-CUP-0263](#)**

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: Woodruff Avenue Short Term Rental

Location: 3527 Woodruff Avenue

Owner: Mark & Virginia Meredith

Applicant: Ginnie Meredith

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0263\\_Staff Pres.ppt](#)  
[19-CUP-0263\\_Staff Report\\_BOZA 020320.pdf](#)  
[19-CUP-0263\\_BedroomPhotos.pdf](#)  
[19-CUP-0263\\_LetterofExplanation.pdf](#)  
[19-CUP-0263\\_NeighborhoodMeetingInfo.pdf](#)

**8. [19-CUP-0265](#)**

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

Project Name: Cobb short term rental

Location: 922 Blankenbaker Lane

Owner/Applicant: Paul Cobb

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

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

**Attachments:** [19-CUP-0265 Staff Report 020320.pdf](#)  
[19-CUP-0265 Applicant Information.pdf](#)  
[19-CUP-0265 Power Point 020320.ppt](#)

**9. [19-CUP-0268](#)**

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: Cleveland Boulevard Short Term Rental

Location: 2847 Cleveland Boulevard

Owner: Albert Lee Gutterman III

Applicant: A. Lee Gutterman III

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

**Attachments:** [19-CUP-0268 Staff Pres.ppt](#)  
[19-CUP-0268 Staff Report BOZA 020320.pdf](#)  
[19-CUP-0268 BedroomPhotos.pdf](#)  
[19-CUP-0268 LetterofExplanation.pdf](#)  
[19-CUP-0268 NeighborhoodMeetingInfo.pdf](#)

**10. [19-CUP-0269](#)**

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

Project Name: King short term rental

Location: 2125 Baringer Avenue

Owner/Applicant: Amanda King

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

**Attachments:** [19-CUP-0269 Staff Report 020320.pdf](#)  
[19-CUP-0269 Applicant Information.pdf](#)  
[19-CUP-0269 Opposition.pdf](#)  
[19-CUP-0269 Power Point 020320.ppt](#)

**11. [19-CUP-0270](#)**

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

Project Name: Noonan short term rental

Location: 332 Kenilworth Road

Owner/Applicant: Mary Luke Noonan

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

**Attachments:** [19-CUP-0270 Applicant Information.pdf](#)  
[19-CUP-0270 Power Point 020320.ppt](#)  
[19-CUP-0270 Staff Report 020320.pdf](#)

**12. [20-CUP-0005](#)**

Request: Conditional Use Permit to allow a short term rental of a dwelling unit in the Traditional Neighborhood Zoning District.

Project Name: S. Brook Short Term Rental

Location: 1414 S. Brook Street

Owner/Applicant: Ashley Hall

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Nia Holt, Planner I

**Attachments:** [20-CUP-0005 NghMtg.pdf](#)  
[20CUP0005 1414 S Brook BOZA Staff Rpt.pdf](#)  
[20CUP0005 1414 S Brook PP.pptx](#)  
[20-CUP-0005 BedroomPhotos.pdf](#)  
[20CUP0005 Formal600ft 1-23-20.pdf](#)  
[20-CUP-0005 JustificationLetter.pdf](#)

**Adjournment**