



Agenda Board of Zoning Adjustment

Monday, September 14, 2020

1:00 PM

Online Via Webex

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the Special BOZA meeting set for 1:00 p.m. on September 14, 2020 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Info: <https://louisvilleky.gov/government/upcoming-public-meetings>

Meeting Link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=eaa7879345b7e7dfa8c7055c6d871a6c8>

Event Number: 172 029 0447

Event password: BOZA091420

Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll

Access Code: 172 029 0447

Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link:

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 12:00 P.M. Friday, September 11, 2020.

Participants and residents are strongly encouraged to join the meeting virtually. However, to accommodate those with limited technology access, people can also view and participate at the Metro Development Center, 444 S. Fifth St., Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued.

We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word. If you have questions, please contact the case manager, or call Develop Louisville at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 08.31.20](#)

Approval of the Minutes from the August 31, 2020 Board of Zoning Adjustment online meeting

Public Hearing

2. [20-VARIANCE-0045](#)

Request: Variances to allow the building to encroach into the required front and rear setbacks, and to allow the building to exceed the maximum height

Project Name: Gray and Clay

Location: 708-726 E Gray Street

Owner(s): LDG Land Holdings, LLC

Applicant: Michael Gross, LDG Development, LLC

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Lacey Gabbard, AICP, Planner I

3. [20-VARIANCE-0064](#)

Request: Variance to allow an addition to an existing structure to encroach into the required front yard setback

Project Name: Rock Creek Drive Variance

Location: 3216 Rock Creek Drive

Owner: Frances & Alice Fensterer

Applicant: Omar Tatum

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

4. [20-VARIANCE-0066](#)

Request: Variance to Exceed Maximum 45' Height by up to 4.75'

Project Name: Hensley Hotel

Location: 1125 and 1131 Bardstown Rd

Owner: Utopia Ventures, LLC.

Applicant: Utopia Ventures, LLC.

Representative: Jeff Rawlins

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Jay Lockett, AICP, Planner I

5. [20-VARIANCE-0075](#)

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

Project Name: Cooper Variance

Location: 509 Cooper Street

Owner(s): Jamie Barnes

Applicant: Jamie Barnes

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Nia Holt, Planner I

6. [20-VARIANCE-0078](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of a lot

Project Name: Wentworth Variance

Location: 3029 Wentworth Avenue

Owner(s): Diane Robl & Margaret Schmidt

Applicant: Beverly Baker

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Nia Holt, Planner I

7. [20-NONCONFORM-0020](#)

Request: Change in Nonconforming Use from a Variety Store (flooring) to a Furniture Store

Project Name: Dixie Change in Nonconformance

Location: 7135 Dixie Highway

Owner(s): Cannon Carpet, Inc.

Applicant: Melanie Cannon

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Nia Holt, Planner I

8. [20-MCUP-0010](#)

Request: Modified Conditional Use Permit to allow the construction of a new laboratory and office building

Project Name: Dow Chemical Lab

Location: 4300 Camp Ground Road

Owner/Applicant: Rohm & Haas Chemicals, LLC

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

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

9. [20-CUP-0092](#)

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

Project Name: Moore short term rental

Location: 2910 South 3rd Street

Owner: Glen and Bethany Moore

Applicant: Michael Marks

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

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

10. [20-APPEAL-0004](#)

Request: Appeal of an Administrative Decision

Project Name: Crums Lane Appeal

Location: 1517 Crums Lane

Appellant: Cherosen Ventures, LLC, Harbor Holdings, Inc.,
Goodies Realty, Inc.

Representative: Michael A. Noll

Jurisdiction: Louisville Metro

Council District: 3 - Keisha Dorsey

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

Adjournment