



Louisville Metro Government

Online Via Webex

Agenda Board of Zoning Adjustment

Monday, March 15, 2021

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 BOZA meeting set for 1:00 p.m. on March 15, 2021 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=e1e313eb24002fb82cccc12fecc1042ad](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e1e313eb24002fb82cccc12fecc1042ad)

Event Number: 160 636 6566

Event password: BOZA031521

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

Access Code: 160 636 6566

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, March 12, 2021.

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 South Fifth Street, 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 03.01.21](#)

Approval of the Minutes from the March 1, 2021 Board of Zoning Adjustment online meeting

Public Hearing

2. [21-CUP-0008](#)

Request:

THIS CASE IS BEING CONTINUED TO 3/29/21

Conditional Use Permit to allow a private institutional use

Project Name:

St. Elizabeth Ann Seton Church garage addition

Location:

11501 Maple Way

Owner/Applicant:

Roman Catholic Bishop of Louisville

Jurisdiction:

Louisville Metro

Council District:

23 - James Peden

Case Manager:

Jon E. Crumbie, Planning & Design Coordinator

3. [21-VARIANCE-0005](#)

Request:

Variance to allow a private yard area to be less than the required 30% of the area of the lot and waivers to allow an accessory structure to be in the principal structure area and access from the primary street in a Traditional Neighborhood Form District

Project Name:

Mayer Avenue Variance and Waivers

Location:

1014 Mayer Avenue

Owner:

Jeffrey & Rebecca Hollkamp

Applicant:

Rachel Harman - Concept Architects

Jurisdiction:

Louisville Metro

Council District:

10 - Pat Mulvihill

Case Manager:

Zach Schwager, Planner I

4. [21-MVARIANCE-0001](#)

Request: Modified variance to allow a proposed deck to reduce the private yard area to less than the required 20% of the area of the lot

Project Name: Baxter Avenue Modified Variance

Location: 437 Baxter Avenue

Owner: ERW Revocable Trust

Applicant: Charles Podgursky - CRP & Associates Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zach Schwager, Planner I

5. [21-VARIANCE-0011](#)

Request: Variance and waivers to exceed the maximum setback on a corner lot, allow surface parking to be in front of the building façade and to allow VUA to encroach into the scenic corridor buffer area

Project Name: Scooters Coffee

Location: 11506 Shelbyville Rd

Owner/Applicant: 3B Properties II LLC/Alex Rosenberg

Jurisdiction: Middletown

Council District: 19 - Anthony Piagentini

Case Manager: Rachel Mandell, Planner I

6. [21-VARIANCE-0018](#)

Request: Variance to allow an accessory structure to encroach into the side yard setback

Project Name: Kitty Hawk Way Variance

Location: 4710 Kitty Hawk Way

Owner/Applicant: Kristin & Lance Jackson/Kristin Jackson

Jurisdiction: Windy Hills

Council District: 7 - Paula McCraney

Case Manager: Rachel Mandell, Planner I

7. [20-VARIANCE-0172](#)

Request: Variance to allow a proposed gas station to exceed the maximum front and street side setbacks. Waivers to reduce ILA requirements, buffer requirements and cross-connection with adjacent properties

Project Name: Pandher
Location: 6804 Shepherdsville Rd
Owner: GSD Petroleum
Applicant: Sanjit Pandher
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Jay Lockett, AICP, Planner I

8. [20-NONCONFORM-0022](#)

Request: Nonconforming rights determination to allow a private non-profit club to operate in a single-family zoning district

Project Name: River Road Nonconforming Rights
Location: 6603 River Road
Owner/Applicant: Mark Mercurio and Lora Mercurio
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Zach Schwager, Planner I

9. [21-NONCONFORM-0004](#)

Request: Change in nonconforming rights from a private non-profit club to a professional office

Project Name: River Road Nonconforming Rights
Location: 6603 River Road
Owner/Applicant: Mark Mercurio and Lora Mercurio
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Zach Schwager, Planner I

10. [21-APPEAL-0001](#)

Request: Appeal of a Notice of Violation concerning the conditions of approval not being met for an approved Conditional Use Permit

Project Name: Limestone Bay Yacht Club
Location: 5801 Upper River Road
Owner(s): Limestone Bay Yacht Club, LLC
Appellant: Limestone Bay Yacht Club, LLC
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Jon E. Crumbe, Planning & Design Coordinator

Adjournment