



Agenda Board of Zoning Adjustment

Monday, May 3, 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 May 3, 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=eedd9c820f016fac05037407a12a35cf9](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=eedd9c820f016fac05037407a12a35cf9)

Event Number: 160 439 1121

Event password: BOZA050321

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

Access Code: 160 439 1121

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, April 30, 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 04.19.21](#)

Approval of the Minutes from the April 19, 2021 Board of Zoning Adjustment online meeting

Business Session

2. [21-MCUP-0002](#)

Request:	Modified Conditional Use Permit for a new accessory structure and an addition to the existing hospital
Project Name:	Norton Audubon Hospital Modified Conditional Use Permit
Location:	2355 Poplar Level Road
Owner:	Faulkner Hinton Audubon II LLC
Applicant:	Adam Lewis - Norton Hospitals, Inc.
Representative:	Chris Brown - BTM Engineering, Inc.
Jurisdiction:	Louisville Metro
Council District:	10 - Pat Mulvihill
Case Manager:	Zach Schwager, Planner I

Public Hearing

3. [21-NONCONFORM-0007](#)

Request:	To determine if nonconforming rights for three units was abandoned
Project Name:	East Washington Street Nonconforming Rights
Location:	1335 E Washington Street
Owner(s):	Rosenstein Family Holdings LLC
Applicant:	Debbie Rosenstein
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Rachel Mandell, AICP, Planner I

4. [21-VARIANCE-0035](#)

Request: A variance from 5.5.1.A.3.a to allow a proposed building to encroach into the 30' parkway setback with multiple landscape waivers

Project Name: A Proposed First Watch Category 2B with variances and waivers

Location: 4948 US Highway 42

Owner/Applicant: Frankfort Depot 2 LLC., Mike Hill - LD&D

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Molly Clark, Planner I

5. [21-MVARIANCE-0002](#)

Request: Modified variance to allow an addition to an existing accessory structure to encroach into the required rear yard setback

Project Name: E. Wellington Avenue Modified Variance

Location: 179 E. Wellington Avenue

Owner/Applicant: David Juvrud

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Zach Schwager, Planner I

6. [21-CUP-0010](#)

Request: Conditional Use Permit to allow a rehabilitation home in an R-6 zoning district

Project Name: My Brother's Keeper

Location: 220 South 23rd Street

Owner(s): 220, S 23rd, LLC

Applicant: Claude Johnson

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

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

7. [21-CUP-0012](#)

Request: Conditional Use Permit to allow an existing private institutional use to expand off-street parking by four spaces and construct a 5,400 sq. ft. building

Project Name: Valley Station Church of God

Location: 12491 Old Dixie Highway

Owner: Valley Station Church of God

Applicant: Alex Rosenberg - AL Engineering Inc.

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Zach Schwager, Planner I

8. [21-CUP-0024](#)

Request: Conditional Use Permit to allow an accessory apartment in an R-5 zoning district

Project Name: Kandle Accessory Apartment

Location: 332 South Bayly Avenue

Owner(s): Kirk and Ashley Kandle

Applicant: Justin Hogue

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

9. [21-CUP-0048](#)

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: S. 1st Street Short Term Rental

Location: 1352 S. 1st Street

Owner/Applicant: Anna Gardner

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

10. [20-MCUP-0016](#)

Request: A modified conditional use permit to allow a continuum of care for independent living cottages in conjunction with an existing assisted living facility

Project Name: The Meadow Road Modified Conditional Use Permit

Location: 1704 The Meadow Road

Owner(s): Creekside Whips Mill LLC

Applicant: Nick Pregliasco

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Rachel Mandell, AICP, Planner I

Adjournment