



Louisville Metro Government

Online Via Webex

Agenda Board of Zoning Adjustment

Monday, June 21, 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 June 21, 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=e8caccd3ea8ef90b6e0769853b1921f8f](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e8caccd3ea8ef90b6e0769853b1921f8f)

Event Number: 1726 09 9099

Event password: BOZA062121

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

Access Code: 1726 09 9099

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, June 18, 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 06.07.21](#)

Approval of the Minutes from the June 7, 2021 Board of Zoning Adjustment online meeting

Business Session

2. [21-VARIANCE-0050](#)

Request:	Variance to allow an accessory structure to encroach into the required rear yard setback
Project Name:	Bocagrande Drive Variance
Location:	5808 Bocagrande Drive
Owner:	Tamela & Bryan Strong
Applicant:	Timothy Hester - Hester Contracting, LLC
Jurisdiction:	Louisville Metro
Council District:	23 - James Peden
Case Manager:	Zach Schwager, Planner I

Public Hearing

3. [21-VARIANCE-0060](#)

Request:	<u>THIS CASE HAS BEEN WITHDRAWN BY STAFF</u> Variance to permit a sign to exceed maximum height and area
Project Name:	Krispy Kreme
Location:	3920 7th Street Rd.
Owner:	Broadstone KKD Portfolio LLC
Applicant:	Anchor Sign Inc.
Jurisdiction:	Louisville Metro
Council District:	3 - Keisha Dorsey, MPH
Case Manager:	Beth Jones, AICP, Planner II

4. [21-VARIANCE-0038](#)

Request:	Variance to allow a principal structure to encroach into the required side yard setback
Project Name:	E. Burnett Avenue Variance
Location:	635 E. Burnett Avenue
Owner:	Habitat for Humanity of Metro Louisville
Applicant:	Emma Whitaker - Habitat for Humanity of Metro Louisville
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Zach Schwager, Planner I

5. [21-VARIANCE-0042](#)

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

Project Name: Mulberry Street Variance

Location: 1138 Mulberry Street

Owner/Applicant: Richard Burnette

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

6. [21-VARIANCE-0047](#)

Request: Variance to allow a fence in the street side yard setback to exceed 48 inches in height in the Neighborhood Form District

Project Name: Cooper Chapel Road Variance

Location: 6118 Cooper Chapel Road

Owner/Applicant: Uziel Aguilar & Yudelquis Ramirez

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Zach Schwager, Planner I

7. [21-VARIANCE-0048](#)

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

Project Name: Trevilian Way Variance

Location: 1624 Trevilian Way

Owner/Applicant: Maria Whitley & Gregg Rochman

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chmabers Armstrong

Case Manager: Zach Schwager, Planner I

8. [21-VARIANCE-0069](#)

Request: Variances to permit setback encroachments and a private yard reduction

Project Name: 920 Dandridge Ave

Location: 920 Dandridge Avenue, 900-904 Charles Street

Owner: Douglas Peters and Stephen Duncan

Applicant: Douglas Peters and Stephen Duncan

Representative: LJB Inc.

Jurisdiction: Louisville Metro

Council District: 10- Pat Mulvihill

Case Manager: Molly Clark, Planner I

9. [21-CUP-0034](#)

Request: Conditional Use Permit to allow the construction of an inpatient rehabilitation hospital

Project Name: Kindred Louisville Rehabilitation Hospital

Location: 5000 Chamberlain Lane

Owner: KND Real Estate 33, LLC

Applicant: KND Real Estate 33, LLC.

Representative: Tanner Nichols, Frost Brown Todd, LLC

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

10. [21-CUP-0047](#)

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: Garvin Place Short Term Rental

Location: 1229 Garvin Place

Owner/Applicant: Megan McLain

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Zach Schwager, Planner I

11. [21-CUP-0049](#)

Request: Conditional Use Permit to allow a new private institutional use on a property that is zoned R-4 Residential Single Family

Project Name: Ivybrook Academy

Location: 13715 Reamers Road

Owner: Momman McKay & Sharon McKay

Applicant: Kathy Linares - Mindel Scott

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Zach Schwager, Planner I

12. [21-CUP-0067](#)

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: Malcolm Avenue Short Term Rental

Location: 508 Malcolm Avenue

Owner/Applicant: Barrett Goff - 502 Renters, LLC

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Zach Schwager, Planner I

Adjournment