



Agenda Board of Zoning Adjustment

Monday, July 12, 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 July 12, 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=e2493c73b771788600651ff2859ec89aa](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e2493c73b771788600651ff2859ec89aa)

Event Number: 1729 85 3321

Event password: BOZA071221

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

Access Code: 1729 85 3321

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, July 9, 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 Old Jail Auditorium, 514 W. Liberty 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 06.21.21](#)

Approval of the Minutes from the June 21, 2021 Board of Zoning Adjustment online meeting

Public Hearing

2. [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

3. [21-NONCONFORM-0011](#)

Request: Change in nonconforming rights for the change in location of off-premise signage (outdoor advertising sign)

Project Name: Durrett Change in Nonconforming Billboard

Location: 1231 Durrett Lane

Owner/Applicant: AirCross Logistics, LLC

Jurisdiction: Louisville Metro

Council District: 21- Nicole George

Case Manager: Priscilla Bowman, Associate Planner

4. [21-CAT3-0011](#)

Request: Category 3 Development Plan with Waivers and Variances

Project Name: 835 E Main Street

Location: 834-836 E Washington St. & 817-843 E Main St.

Owner: NuLu East Main LLC

Applicant: NuLu East Main LLC

Representative: Gresham Smith & Partners; Dinsmore & Shohl.LLP

Jurisdiction: Louisville Metro

Council District: 4-Jecorey Arthur

Case Manager: Julia Williams, AICP, Planning Supervisor

5. [21-VARIANCE-0001](#)

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

Project Name: Elmwood Avenue Variance

Location: 4003 Elmwood Avenue

Owner: Julia Dixon

Applicant: Mary Head Jackson

Jurisdiction: City of St. Matthews

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

6. [21-VARIANCE-0051](#)

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

Project Name: Lauderdale Road Variance

Location: 2119 Lauderdale Road

Owner/ Applicant: Jacqueline Strange

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Zach Schwager, Planner I

7. [21-VARIANCE-0054](#)

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

Project Name: S. Shelby Street Variance

Location: 916 S. Shelby Street

Owner/ Applicant: Karen Clayton

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zach Schwager, Planner I

8. [21-VARIANCE-0059](#)

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

Project Name: Cheak Court Variance

Location: 1713 Cheak Court

Owner: Sims Asset Trust

Applicant: Anne Del Prince - Del Prince Designs, LLC

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Zach Schwager, Planner I

9. [21-VARIANCE-0067](#)

Request: Variances to allow existing structures to encroach into the required Hathor Lane street side yard

Project Name: Bishop Lane Variance

Location: 3730 and 3732 Bishop Lane

Owner: Mason Dixon Properties, LLC.

Applicant: Scott Corrick - Mindel Scott

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

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

10. [21-VARIANCE-0080](#)

Request: Variance to allow a pool to encroach into the required street side yard setback

Project Name: Rock Ridge Place Variance

Location: 10901 Rock Ridge Place

Owner: Claire & Deryl Sweeney

Applicant: Doug Parker - Inland Pools and Construction

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Zach Schwager, Planner I

11. [21-CUP-0050](#)

Request: Conditional Use Permit to allow mini-warehouses in an existing structure

Project Name: Strike and Spare Mini-Storage

Location: 2001 Crums Lane

Owner: 2001 Crums Lane, LLC

Applicant: Mitchell Abel - 2001 Crums Lane, LLC

Jurisdiction: Shively

Council District: 3 - Keisha Dorsey

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

12. [21-CUP-0063](#)

Request: Conditional Use Permit to allow a blood plasma center in an existing structure

Project Name: ImmunoTek Bio Center

Location: 8209 Preston Highway

Owner: 8209 Preston, LLC

Applicant: ImmunoTek Bio Center

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

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

13. [21-VARIANCE-0072](#)

Request: Variances to allow encroachment of a parking area into the stream corridor buffer and to allow vehicle maneuvering to encroach into the rear yard

Project Name: ImmunoTek Bio Center

Location: 8209 Preston Highway

Owner: 8209 Preston, LLC

Applicant: ImmunoTek Bio Center

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

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

14. [21-WAIVER-0069](#)

Request: Waiver to allow vehicle parking and maneuvering to encroach into the required landscape buffer area

Project Name: ImmunoTek Bio Center

Location: 8209 Preston Highway

Owner: 8209 Preston, LLC

Applicant: ImmunoTek Bio Center

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

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

Adjournment