



Louisville Metro Government

Online Via Webex

Agenda Board of Zoning Adjustment

Monday, March 29, 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 29, 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=e363dd108d4047c0f7bc8d85456269031](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e363dd108d4047c0f7bc8d85456269031)

Event Number: 157 076 2854

Event password: BOZA032921

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

Access Code: 157 076 2854

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 26, 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 03.15.21](#)

Approval of the Minutes from the March 15, 2021 Board of Zoning Adjustment online meeting

Business Session

2. [21-VARIANCE-0023](#)

Request:	Variance to allow a private yard area to be less than the required 30% of the area of the lot
Project Name:	Wentworth Avenue Variance
Location:	3023 Wentworth Avenue
Owner:	Barbara Thomas Brezosky
Applicant:	Beverly D. Baker - Architect
Jurisdiction:	Louisville Metro
Council District:	9 - Bill Hollander
Case Manager:	Zach Schwager, Planner I

Public Hearing

3. [20-VARIANCE-0177](#)

Request:	Category 3 development Plan with a Variance to allow encroachment into the streamside buffer and approval of outdoor amenity area design
Project Name:	Louisville Renaissance Zone Lot 1
Location:	2430 Outer Loop
Owner:	Louisville Renaissance Zone
Applicant:	Louisville Renaissance Zone
Jurisdiction:	Louisville Metro
Council District:	13 - Mark Fox
Case Manager:	Jay Luckett, AICP, Planner I

4. [21-VARIANCE-0006](#)

Request: Variance to allow a proposed gas station to exceed the maximum front and street side setbacks.

Project Name: Circle K

Location: 6305 E Manslick Rd

Owner: Parkway Professionals, LLC

Applicant: Circle K

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Jay Lockett, AICP, Planner I

5. [21-VARIANCE-0013](#)

Request: Variance to exceed maximum corner-lot setbacks, waiver to allow parking in front of the structure and a waiver to allow a retaining wall in a required Landscape Buffer Area

Project Name: Taco Bell

Location: 2801 W Broadway

Owner: Mike Leonard

Applicant: Mike Leonard

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Jay Lockett, AICP, Planner I

6. [21-VARIANCE-0014](#)

Request: Variance to allow a fence in the front yard setback to exceed the maximum height of 48 inches

Project Name: Gageland Road Variance

Location: 7004 Gageland Road

Owner/Applicant: Terry Justice

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Rachel Mandell, Planner I

7. [21-CUP-0008](#)

Request: 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. Crumby, Planning & Design Coordinator

8. [21-CUP-0009](#)

Request: Conditional Use Permit to allow a medical clinic
Project Name: Crossroads Treatment Center
Location: 4615 Dixie Highway
Owner: Dr. Mehdi Ghayoumi
Applicant: Crossroads of Louisville Management Co., LLC
Jurisdiction: Shively
Council District: 3 - Keisha Dorsey
Case Manager: Jon E. Crumby, Planning & Design Coordinator

9. [21-CUP-0026](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Gallavin short term rental
Location: 1009 Johnson Road
Owner/Applicant: Wayne Gallavin
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Jon E. Crumby, Planning & Design Coordinator

10. [21-CUP-0021](#)

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host
Project Name: Wohl short term rental
Location: 634 Maylawn Avenue
Owner/Applicant: WHEWorks, LLC
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Jon E. Crumby, Planning & Design Coordinator

Adjournment