



# Louisville Metro Government

Old Jail Auditorium  
514 W. Liberty Street  
Louisville, KY 40202

## Agenda Board of Zoning Adjustment

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Monday, June 27, 2022

1:00 PM

Old Jail Auditorium

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The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Auditorium, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

### Call To Order

### Approval Of Minutes

1. [BOZA Minutes 05.23.22 Special](#)

Approval of the Minutes from the May 23, 2022 Board of Zoning Adjustment Special meeting

### Consent Agenda

### Business Session

2. [22-VARIANCE-0025](#)

Request:	Waiver of BOZA Policy 3.02.04 to allow a new application for Board action within one year of Board action on the same tract of property.
Project Name:	Plymouth Road Variance
Location:	4000 Plymouth Road
Owner/Applicant:	Theodore Blevins
Representative:	Bradley Hicks, Grapevine Properties, INC
Jurisdiction:	City of St. Matthews
Council District:	26 - Brent Ackerson
Case Manager:	Heather Pollock, Planner I

**3.     [22-VARIANCE-0079](#)**

Request:	Variance to allow an addition to encroach into the side yard setback
Project Name:	Lightfoot Road Variance
Location:	495 Lightfoot Road
Owner/Applicant:	Jodi & Michael Noble
Representative:	Melody Masoud, Amlung Construction Co, INC.
Jurisdiction:	Louisville Metro
Council District:	16 - Scott Reed
Case Manager:	Heather Pollock, Planner I

**Public Hearing****4.     [21-VARIANCE-0134](#)**

Request:	Variance to allow a deck to encroach into the side yard and front yard setbacks
Project Name:	Hoertz Avenue Variance
Location:	1314 Hoertz Avenue
Owner/Applicant:	Katrina Miller
Representative:	Cliff Ashburner, Dinsmore & Shohl, LLP
Jurisdiction:	Louisville Metro
Council District:	15 - Kevin Triplett
Case Manager:	Heather Pollock, Planner I

**5.     [22-VARIANCE-0027](#)**

Request:	Variance to allow a deck to encroach into the side yard setback
Project Name:	Forrest Street Variance
Location:	1000 Forrest Street
Owner/Applicant:	Jeremy Collins
Jurisdiction:	Louisville Metro
Council District:	15 - Kevin Triplett
Case Manager:	Heather Pollock, Planner I

**6. [22-VARIANCE-0051](#)**

Request: Variance to allow a structure to exceed the maximum allowed setback in the Suburban Marketplace Corridor form

Project Name: Hurstbourne Pointe

Location: 8308 Watterson Trail

Owner: Hurstbourne Point LLC

Applicant: Hurstbourne Point LLC

Representative: Milestone Design Group

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Dante St. Germain, AICP, Planner II

**7. [22-VARIANCE-0059](#)**

Request: Variance to Exceed the maximum front yard setback

Project Name: Key Family Dentistry

Location: 6305 E Manslick Rd

Owner: Parkway Professionals LLC

Applicant: Parkway Professionals LLC

Representative: QK4

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

Case Manager: Jay Lockett, AICP, Planner II

**8. [22-VARIANCE-0064](#)**

Request: Variance to allow a fence to exceed the maximum height in the side yard setback

Project Name: Mike's Carwash Fence Variance

Location: 2962 Breckenridge Lane

Owner/Applicant: Mike's No 58, LLC

Representative: Eddie Krieger, Mike's Carwash

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Heather Pollock, Planner I

**9. [22-CAT3-0006](#)**

Request: A Category 3 Development Plan with 2 Variances and 2 Waivers

Project Name: Beecher Terrace Phase IV

Location: 1200 W Jefferson Street

Owner/Applicant: Louisville Metro Housing Authority / Civil Design, INC.

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Molly Clark, Planner I

**10. [22-NONCONFORM-0013](#)**

Request: Change in nonconforming use from a package liquor store (no on-site alcohol consumption allowed) to an office, professional and business.

Project Name: 701 E Kentucky St Change in Nonconformance

Location: 701 E. Kentucky Street

Owner: E Kentucky Property MDR, LLC

Applicant: Julie A. Metzinger

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zach Schwager, Planner I

**11. [22-CUP-0028](#)**

Request: Conditional Use Permit for a proposed commercial kennel

Project Name: Pet Suites Commercial Kennel

Location: 9017 Taylorsville Road

Owner: HMA Property Holdings, LLC

Applicant: Keith Demchinski - Beta Equity Investments, LLC

Representative: Jon Baker - Wyatt, Tarrant & Combs, LLP

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Zach Schwager, Planner I

**12. [22-CUP-0057](#)**

Request: Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host

Project Name: McGill Drive Short Term Rental

Location: 4410 McGill Drive

Owner/Applicant: Adam Hicks

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Heather Pollock, Planner I

**13. [21-MCUP-0007](#)**

Request: Modified Conditional Use Permit to allow for additions to the principal existing structure and 45 new parking spaces

Project Name: Portland Christian School

Location: 8507 Westport Road

Owner: Portland Christian School System

Applicant: Mark Madison - Milestone Design Group, Inc.

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

Case Manager: Zach Schwager, Planner I

**14.**     [22-APPEAL-0003](#)

Request:	Appeal of an administrative decision regarding nonconforming rights
Project Name:	Greenwood Avenue Appeal
Location:	2210 Greenwood Avenue
Owner/Appellant:	Legacy Property Solutions, LLC/Fred Newman
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Chris French, AICP, Planning & Design Supervisor

**Adjournment**