



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Action Summary Board of Zoning Adjustment

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Monday, March 2, 2020

1:00 PM

Old Jail Auditorium

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### Call To Order

- Present:** 5 - Board Member Richard Buttorff, Board Member Lester Turner Jr., Board Member LiAndrea Goatley, Board Member Kim Leanhart, and Board Member Lula Howard
- Absent:** 1 - Board Member Lindsey Jagoe

### Approval Of Minutes

1. [BOZA Minutes 02.03.20](#)

Approval of the REVISED Minutes from the February 3, 2020 Board of Zoning Adjustment meeting.

**A motion was made by Board Member Turner, seconded by Board Member Goatley, that the REVISED Minutes from the February 3, 2020 Board of Zoning Adjustment meeting be APPROVED. The motion carried by the following vote:**

**Yes:** 5 - Buttorff, Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

2. [BOZA Minutes 02.17.20](#)

Approval of the Minutes from the February 17, 2020 Board of Zoning Adjustment meeting.

**A motion was made by Board Member Turner, seconded by Board Member Goatley, that the Minutes from the February 17, 2020 Board of Zoning Adjustment meeting be APPROVED. The motion carried by the following vote:**

**Yes:** 4 - Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

**Abstain:** 1 - Buttorff

### Public Hearing

3. [20-VARIANCE-0009](#)

Request: Variance to allow a structure to encroach into the front yard setback on an infill lot.

Project Name: Watterson Trl Variance

Location: 8101 Watterson Trail

Owner/Applicant: Terry Hill

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Nia Holt, Planner I

**A motion was made by Board Member Buttorff, seconded by Board Member Leanhart, that Case Number 20-VARIANCE-0009, Variance from Land Development Code Section 5.1.12.B.2.e to allow a structure to encroach into the front yard setback on an infill lot, be DENIED. The motion carried by the following vote:**

**Yes:** 5 - Buttorff, Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

4. [19-CUP-0284](#)

Request: Conditional Use Permit for a short term rental of one dwelling unit of a duplex that is not the primary residence of the host within the Traditional Neighborhood Zoning District.

Project Name: East St. Catherine Street STR

Location: 214 East St. Catherine Street

Owner/Applicant: Dione Amirkhan

Attorney: Nick Pregliasco

Jurisdiction: Louisville Metro

Council District: 6 -David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

**A motion was made by Board Member Leanhart, seconded by Board Member Turner, that Case Number 19-CUP-0284, Conditional Use Permit to allow short term rental of one dwelling unit of a duplex that is not the primary residence of the host in a Traditional Neighborhood Zoning District and Traditional Neighborhood Form District be APPROVED, with RELIEF from Standard 4D, and SUBJECT to one Condition of Approval. The motion carried by the following vote:**

**Yes:** 4 - Turner, Goatley, Leanhart, and Howard

**No:** 1 - Buttorff

**Absent:** 1 - Jagoe

5. [19-CUP-0286](#)

Request: **THIS CASE IS BEING CONTINUED TO 3/16/20**  
 Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host

Project Name: Bass short term rental  
 Location: 1213 Central Avenue  
 Owner/Applicant: Soul Proprietorship, LLC  
 Jurisdiction: Louisville Metro  
 Council District: 6 - David James  
 Case Manager: Jon E. Crumbie, Planning & Design Coordinator

**A motion was made by Board Member Goatley, seconded by Board Member Turner, that Case Number 19-CUP-0286 be CONTINUED to the March 16, 2020 Board of Zoning Adjustment meeting. The motion carried by the following vote:**

**Yes:** 5 - Buttorff, Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

6. [19-CUP-0288](#)

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: William Street Short Term Rental  
 Location: 124 William Street  
 Owner: Btree Properties, LLC  
 Applicant: Jacob Branch - Btree Properties, LLC  
 Jurisdiction: Louisville Metro  
 Council District: 9 - Bill Hollander  
 Case Manager: Zach Schwager, Planner I

**A motion was made by Board Member Leanhart, seconded by Board Member Buttorff, that Case Number 19-CUP-0288, Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host (LDC 4.2.63), be DENIED. The motion carried by the following vote:**

**Yes:** 3 - Buttorff, Leanhart, and Howard

**No:** 2 - Turner, and Goatley

**Absent:** 1 - Jagoe

7. [19-CUP-0289](#)

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

Project Name: Bischof short term rental

Location: 1894 Douglas Boulevard

Owner/Applicant: David Bischof

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

**A motion was made by Board Member Goatley, seconded by Board Member Buttorff, that Case Number 19-CUP-0289, Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5 Zoning District and Neighborhood Form District, be APPROVED, SUBJECT to one Condition of Approval. The motion carried by the following vote:**

**Yes:** 5 - Buttorff, Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

8. [20-CUP-0003](#)

Request: Conditional Use Permit for a short term rental of a dwelling unit that is the primary residence of the host within the Traditional Neighborhood Zoning District.

Project Name: South Third Street

Location: 1450 South Third Street

Owner/Applicant: James Miller

Jurisdiction: Louisville Metro

Council District: 6 -David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

**A motion was made by Board Member Goatley, seconded by Board Member Leanhart, that Case Number 20-CUP-0003, Conditional Use Permit to allow short term rental of a dwelling unit that is the primary residence of the host in a Traditional Neighborhood Zoning District and Traditional Neighborhood Form District, be APPROVED, SUBJECT to one Condition of Approval. The motion carried by the following vote:**

**Yes:** 5 - Buttorff, Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

9. [20-CUP-0004](#)

Request: Conditional Use Permit to allow a short term rental of a dwelling unit in the Traditional Neighborhood Zoning District.

Project Name: Ormsby Ct Short Term Rental

Location: 1240 Ormsby Court

Owner/Applicant: Teresa Lajara & Arlene Grullon

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Nia Holt, Planner I

**A motion was made by Board Member Leanhart, seconded by Board Member Goatley, that Case Number 20-CUP-0004, Conditional Use Permit to allow short term rental of a dwelling unit located within the TNZD (LDC 4.2.63), be APPROVED, SUBJECT to one Condition of Approval. The motion carried by the following vote:**

**Yes:** 5 - Buttorff, Turner, Goatley, Leanhart, and Howard

**Absent:** 1 - Jagoe

10. [20-CUP-0032](#)

Request: Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the host within the Traditional Neighborhood Zoning District.

Project Name: Myrtle Street

Location: 610 Myrtle Street

Owner/Applicant: BNDF, LLC, Nancy Wilkinson

Jurisdiction: Louisville Metro

Council District: 6 -David James

Case Manager: Steve Hendrix, Planning and Design Coordinator

**A motion was made by Board Member Goatley, seconded by Board Member Buttorff, that Case Number 20-CUP-0032, Conditional Use Permit to allow short term rental of a single family dwelling unit that is not the primary residence of the host in a Traditional Neighborhood Zoning District, be APPROVED, with RELIEF from Standard 4D. The motion carried by the following vote:**

**Yes:** 3 - Buttorff, Turner, and Goatley

**No:** 2 - Leanhart, and Howard

**Absent:** 1 - Jagoe

11. [19-APPEAL-0004](#)

Request: Appeal of an Administrative Decision  
Project Name: Powell Avenue Appeal  
Location: 3744 Powell Avenue  
Appellant: R. Louis Hobbs  
Representative: R. Louis Hobbs  
Jurisdiction: Louisville Metro  
Council District: 15 - Kevin Triplett  
Case Manager: Jon E. Crumby, Planning and Design Coordinator

**A motion was made by Board Member Goatley, seconded by Board Member Leanhart, that Case Number 19-APPEAL-0004, Appeal of an administrative decision regarding nonconforming rights, be APPROVED. The motion carried by the following vote:**

**Yes:** 4 - Turner, Goatley, Leanhart, and Howard

**Absent:** 2 - Buttorff, and Jagoe

### Adjournment

**Prior to adjournment, Chair Howard announced that there will be no Special BOZA Meeting on March 30, 2020.**