



**Action Summary**  
**Board of Zoning Adjustment**

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Monday, May 4, 2020

1:00 PM

Online via Webex

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**Meeting run via Cisco Webex**

**Call To Order**

**Present:** 7 - Board Member Richard Buttorff, Board Member Lester Turner Jr., Board Member LiAndrea Goatley, Board Member Lindsey Jagoe, Board Member Michael Seale, Board Member Kim Leanhart, and Board Member Lula Howard

**Approval Of Minutes**

1. [BOZA Minutes 04.20.20](#)

Approval of the Minutes from the April 20, 2020 Board of Zoning Adjustment online meeting

**A motion was made by Member Leanhart, seconded by Member Goatley, that the Minutes from the April 20, 2020 Board of Zoning Adjustment meeting be APPROVED. The motion carried by the following vote:**

**Yes:** 6 - Buttorff, Goatley, Jagoe, Seale, Leanhart, and Howard

**Abstain:** 1 - Turner

**Business Session**

2. [20-VARIANCE-0024](#)

**Request:** Variance to allow a principle structure to encroach into the required side yard setbacks and a reduction of the total setback requirement.

**Project Name:** Champion Woods Variance

**Location:** 14403 Champion Woods PI

**Owner:** Gayle Boyd

**Applicant:** Monty Boyd

**Jurisdiction:** Louisville Metro

**Council District:** 19 - Antony Piagentini

**Case Manager:** Nia Holt, Planner I

**A motion was made by Member Seale, seconded by Member Goatley, that Case Number 20-VARIANCE-0024, Variance from Land Development Code Table 5.3.1 to allow a principle structure to encroach into the required side yard setbacks and a reduction of the total setback requirement, be APPROVED. The motion carried by the following vote:**

**Yes:** 5 - Turner, Goatley, Jagoe, Seale, and Howard

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

**Public Hearing**

**3. [20-VARIANCE-0019](#)**

Request: Variance to allow a principle structure to encroach into the required side yard setback and to provide less than 20% private yard area

Project Name: East Ormsby Ave Variance

Location: 530 E Ormsby Ave

Owner: CIU LLC

Applicant: Eric Mueller

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

**A motion was made by Member Goatley, seconded by Member Seale, that Case Number 20-VARIANCE-0019, Variance from Land Development Code Section 5.1.10.F to allow a principle structure to encroach into the required side yard setback and Section 5.4.1.D.3 to provide less than 20% private yard area, be APPROVED. The motion carried by the following vote:**

**Yes:** 4 - Goatley, Jagoe, Seale, and Howard

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

**Not Voting:** 1 - Leanhart

**4. [20-CAT3-0002](#)**

Request: Category 3 Development Plan with Variances and Waivers

Project Name: Beecher Terrace Phase III

Location: Parcels 014H00140000, 014H00170000, 014H00180000 and a portion of parcel 014H00010000

Owner(s): Louisville Metro Housing Authority

Applicant: Louisville Metro Housing Authority

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Section Smith

Case Manager: Jay Lockett, Planner I, AICP

**A motion was made by Member Leanhart, seconded by Member Goatley, that Case Number 20-CAT3-0002 (20-VARIANCE-0010), Variance from Land Development Code Section 5.2.1.C.6 to allow structures on a corner lot within the Downtown form district to exceed the 0 foot maximum setback within 50 feet of an intersection (applicable on all corners, variance up to 30 feet as shown on the development plan), and (20-VARIANCE-0011), Variance from Land Development Code Section 5.2.1.C.3 to allow a structure to exceed the 15 foot maximum setback by 5 feet for Building 20 as shown on the proposed development plan, be APPROVED. The motion carried by the following vote:**

**Yes:** 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

A motion was made by Member Leanhart, seconded by Member Goatley, that Case Number 20-CAT3-0002 (20-WAIVER-0013), Waiver from Land Development Code Section 5.2.1.C.2 to not maintain a minimum 3-story street wall along all frontages within the development, and (20-WAIVER-0014), Waiver from Land Development Code Section 5.8.1.C.1.b to not provide sidewalks at least 84 inches wide in the Downtown form district (applicable to all sidewalks within the development), be APPROVED. The motion carried by the following vote:

Yes: 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

A motion was made by Member Leanhart, seconded by Member Goatley, that Case Number 20-CAT3-0002, Category 3 Development Plan, be APPROVED. The motion carried by the following vote:

Yes: 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

5. [20-MVARIANCE-0001](#)

Request: Modified variance for a deck to encroach into the street side yard setback  
Project Name: Colonial Drive Modified Variance  
Location: 201 Colonial Drive  
Owner/Applicant: Dale Dueffert  
Jurisdiction: City of St. Matthews  
Council District: 9 - Bill Hollander  
Case Manager: Zach Schwager, Planner I

A motion was made by Member Buttorff, seconded by Member Turner, that Case Number 20-MVARIANCE-0001, Variance from City of St. Matthews Development Code Section 4.7.C.2.c to allow a structure to encroach into the required street side yard setback, be APPROVED. The motion carried by the following vote:

Yes: 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

6. [20-VARIANCE-0026](#)

Request: **THIS CASE IS BEING CONTINUED TO 5/18/20**  
Variance to allow a principle structure to encroach into the side yard setback  
Project Name: Camp Street Variance  
Location: 426 Camp Street  
Owner(s): Danielle Shaw  
Applicant: Gregg Kelley  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Zach Schwager, Planner I

A motion was made by Member Goatley, seconded by Member Turner, that Case Number 20-VARIANCE-0026 be CONTINUED to the May 18, 2020 Board of Zoning Adjustment meeting. The motion carried by the following vote:

Yes: 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

7. [20-VARIANCE-0030](#)

Request: Variances to allow a new single-family residence to encroach into the required front and rear setbacks and the private yard area and a waiver to allow parking in the Principle Structure Area

Project Name: E. Chestnut Street Variances and Waiver

Location: 941 E. Chestnut Street

Owner: Daniel Hofmann

Applicant: Daniel Hofmann

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

Case Manager: Zach Schwager, Planner I

**A motion was made by Member Seale, seconded by Member Leanhart, that Case Number 20-VARIANCE-0030, Variance from Land Development Code Table 5.2.2 to allow a proposed principle structure to encroach into the required front and rear setbacks, and (20-VARIANCE-0031), Variance from Land Development Code Section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot, be APPROVED. The motion carried by the following vote:**

**Yes:** 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

**A motion was made by Member Seale, seconded by Member Leanhart, that Case Number 20-VARIANCE-0030 (20-WAIVER-0025), Waiver from Land Development Code Section 5.4.1.C.2 to allow parking in the principle structure area, be APPROVED. The motion carried by the following vote:**

**Yes:** 7 - Buttorff, Turner, Goatley, Jagoe, Seale, Leanhart, and Howard

### Adjournment

**Prior to adjournment, Staff and the Board Members discussed adding additional meetings to the calendar. The Board Members, by general consensus, agreed to add June 8, 2020 as an additional Board of Zoning Adjustment meeting.**