



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

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Monday, November 15, 2021

1:00 PM

Online Via Webex

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**THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE**

**Call To Order**

**Present:** 5 - Board Member Kim Leanhart, Board Member Yani Vozos, Board Member Sharon Bond, Board Member Brandt Ford, and Board Member Lula Howard

**Absent:** 1 - Board Member Richard Buttorff

**Approval Of Minutes**

1. [BOZA Minutes 11.01.21](#)

Approval of the Minutes from the November 1, 2021 Board of Zoning Adjustment meeting

**A motion was made by Board Member Leanhart, seconded by Board Member Bond, that the Minutes from the November 1, 2021 Board of Zoning Adjustment meeting be APPROVED. The motion carried by the following vote:**

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

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

**Abstain:** 1 - Ford

**Business Session**

2. [21-MCUP-0003](#)

Request: Modified Conditional Use Permit to increase the proposed building square footage of a private institutional use (church) from 8,962 square feet to 9,824 square feet, in the R-4 single-family zoning district.

Project Name: Lakewood Baptist Church  
 Location: 13803 Shelbyville Road  
 Owner: Lakewood Baptist Church, Inc  
 Applicant: Richard Moore, P.E.  
 Representative: John Shaw, Chairman of Trustees  
 Jurisdiction: Louisville Metro  
 Council District: 19 - Anthony Piagentini  
 Case Manager: Priscilla Bowman, Associate Planner

**A motion was made by Board Member Bond, seconded by Board Member Leanhart, that Case Number 21-MCUP-0003, Modified Conditional Use Permit to increase the proposed building square footage of a private institutional use (church) from 8,962 square feet to 9,824 square feet, in the R-4 single-family zoning district, be APPROVED, SUBJECT to Conditions of Approval. The motion carried by the following vote:**

**NOTE: Board Member Vozos joined the meeting at approximately 1:13 p.m.**

**Yes:** 4 - Leanhart, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

**Abstain:** 1 - Vozos

3. [21-MCUP-0005](#)

Request: Modification of a Conditional Use Permit to allow parking in an R-4 single family zoning district

Project Name: Fern Valley Rd Off Street Parking  
 Location: 3609R Fern Valley Road  
 Owner/Applicant: Baptist Healthcare System INC.  
 Representative: Mike Hill, LD&D, INC  
 Jurisdiction: Louisville Metro  
 Council District: 2 - Barbara Shanklin  
 Case Manager: Heather Pollock, Planner I

**A motion was made by Board Member Leanhart, seconded by Board Member Vozos, that Case Number 21-MCUP-0005, Modification of a Conditional Use Permit to allow parking in an R-4 single family zoning district (LDC 4.2.39), be APPROVED, SUBJECT to Conditions of Approval. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

**Public Hearing**

4. [21-VARIANCE-0134](#)

Request: Variance to allow a porch to encroach into the front yard setback  
Project Name: Hoertz Avenue Variance  
Location: 1314 Hoertz Avenue  
Owner/Applicant: Katrina Miller  
Representative: Cliff Ashburner  
Jurisdiction: Louisville Metro  
Council District: 10 - Pat Mulvihill  
Case Manager: Heather Pollock, Planner I

**A motion was made by Board Member Vozos, seconded by Board Member Bond, that Case Number 21-VARIANCE-0134 be CONTINUED to the December 6, 2021 Board of Zoning Adjustment meeting at the applicant's request. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

5. [20-VARIANCE-0173](#)

Request: Variance to allow a proposed garage to encroach into the required 5 ft rear setback  
Project Name: Lynn Street Variance  
Location: 719 Lynn Street  
Owner: Swiss Village, LLC  
Applicant: John Walters  
Jurisdiction: Louisville Metro  
Council District: 15 - Kevin Triplett  
Case Manager: Molly Clark, Planner I

**A motion was made by Board Member Leanhart, seconded by Board Member Bond, that Case Number 20-VARIANCE-0173, Variance from Land Development Code Table 5.2.2 to allow a proposed garage to encroach into the required 5 ft. rear yard setback, be APPROVED, SUBJECT to a Condition of Approval. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

6. [21-VARIANCE-0125](#)

Request: Variance to allow a proposed structure to encroach into the side yard setback  
Project Name: Warren Electric Variance  
Location: 930 South Preston Street  
Owner/Applicant: Scouis, LLC  
Representative: Greg Zimmerer, Milestone Design  
Jurisdiction: Louisville Metro  
Council District: 4 - Jecorey Arthur  
Case Manager: Heather Pollock, Planner I

**A motion was made by Board Member Vozos, seconded by Board Member Leanhart, that Case Number 21-VARIANCE-0125, Variance from Land Development Code Table 5.2.2 to allow a principal structure to encroach into the side yard setback, be APPROVED. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

7. [21-VARIANCE-0138](#)

Request: Variance to allow a fence to exceed maximum height in the street side yard  
Project Name: Carmil Drive Fence Variance  
Location: 8401 Carmil Drive  
Owner/Applicant: Yenny Lamazares  
Jurisdiction: Louisville Metro  
Council District: 22 - Robin Engel  
Case Manager: Heather Pollock, Planner I

**A motion was made by Board Member Leanhart, seconded by Board Member Vozos, that Case Number 21-VARIANCE-0138, Variance from Land Development Code Section 4.4.3.A.1.a.i to allow a fence to exceed 48 inches in height in the street side yard setback, be APPROVED. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

8. [21-VARIANCE-0145](#)

Request: **THIS CASE HAS BEEN WITHDRAWN** - Variance to allow a private yard area to be less than the required 20% of the area of the lot

Project Name: Grasmere Drive Variance

Location: 2016 Grasmere Drive

Owner: TAMMY LYNN GILDER TRUST

Applicant: Roy Mills - Mills Painting & Restoration

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Zach Schwager, Planner I

**Case Number 21-VARIANCE-0145 was WITHDRAWN. Therefore, no action was taken.**

9. [21-VARIANCE-0147](#)

Request: Variance to allow a private yard area to be less than the required 30% of the area of the lot

Project Name: Galt Avenue Variance

Location: 200 S. Galt Avenue

Owner: Catherine H. Walters

Applicant: John Walters

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Zach Schwager, Planner I

**A motion was made by Board Member Bond, seconded by Board Member Leanhart, that Case Number 21-VARIANCE-0147, Variance from Land Development Code Section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of the lot, be APPROVED. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

10. [21-CUP-0135](#)

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

Project Name: Genesis Short Term Rental

Location: 2041 Bashford Manor Lane

Owner/Applicant: Pavel Perez Carreno

Representative: Yisel Pupo

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Heather Pollock, Planner I

**A motion was made by Board Member Bond, seconded by Board Member Vozos, that Case Number 21-CUP-0135 be CONTINUED to the December 20, 2021 Board of Zoning Adjustment meeting due to improper noticing. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

**11. [21-CUP-0167](#)**

Request: Conditional Use Permit to allow a private institutional use  
Project Name: Cloverleaf Baptist Church garage addition  
Location: 4401 Manslick Road  
Owner/Applicant: Cloverleaf Baptist Church  
Jurisdiction: Louisville Metro  
Council District: 15 - Kevin Triplett  
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

**A motion was made by Board Member Vozos, seconded by Board Member Bond, that Case Number 21-CUP-0167, Conditional Use Permit to allow a private institutional use, be APPROVED, SUBJECT to Conditions of Approval. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

**12. [21-CUP-0168](#)**

Request: Conditional Use Permit to allow short term rental of a dwelling unit that is the primary residence of the host  
Project Name: Reid Short Term Rental  
Location: 1303 South Floyd Street  
Owner/Applicant: James Reid  
Jurisdiction: Louisville Metro  
Council District: 6 - David James  
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

**A motion was made by Board Member Leanhart, seconded by Board Member Vozos, that Case Number 21-CUP-0168, Conditional Use Permit to allow short term rental of a dwelling unit that is the primary residence of the host in a TNZD and Traditional Neighborhood Form District, be APPROVED, SUBJECT to Conditions of Approval. The motion carried by the following vote:**

**Yes:** 4 - Leanhart, Vozos, Ford, and Howard

**No:** 1 - Bond

**Absent:** 1 - Buttorff

13. [21-CUP-0169](#)

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

Project Name: Abbott Short Term Rental

Location: 548 Brentwood Avenue

Owner/Applicant: Lisa Abbott & Diego Hernandez Lopez

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

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

**A motion was made by Board Member Leanhart, seconded by Board Member Vozos, that Case Number 21-CUP-0169, 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 Traditional Neighborhood Form District, be APPROVED, SUBJECT to a Condition of Approval. The motion carried by the following vote:**

**Yes:** 5 - Leanhart, Vozos, Bond, Ford, and Howard

**Absent:** 1 - Buttorff

**Adjournment**