



Action Summary
Board of Zoning Adjustment

Monday, January 10, 2022

1:00 PM

Online Via Webex

Call To Order

Present: 4 - Board Member Yani Vozos, Richard Buttorff, Kim Leanhart, and Lula Howard

Absent: 2 - Board Member Sharon Bond, and Board Member Brandt Ford

Approval Of Minutes

1. [BOZA Minutes 12.20.21](#)

Approval of the Minutes from the December 20, 2021 Board of Zoning Adjustment meeting

A motion was made by Board Member Buttorff, seconded by Board Member Vozos, that the Minutes from the December 20, 2021 Board of Zoning Adjustment meeting be APPROVED. The motion carried by the following vote:

Yes: 2 - Buttorff, and Howard

Absent: 2 - Bond, and Ford

Abstain: 2 - Vozos, and Leanhart

Business Session

2. [21-VARIANCE-0164](#)

Request: Variance to allow the private yard area to be less than the required 20% of the area of the lot

Project Name: Floral Terrace Variance

Location: 624 Floral Terrace

Owner/Applicant: Philip Bevins and Lisabeth Pennington

Jurisdiction: Louisville Metro

Council District: 6 - David James

Case Manager: Heather Pollock, Planner I

A motion was made by Board Member Buttorff, seconded by Board Member Vozos, that Case Number 21-VARIANCE-0164, Variance from Land Development Code Section 5.4.1.D.2 to allow a private yard area to be less than the required 20% of the area of the lot, be APPROVED. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

Public Hearing

3. [21-VARIANCE-0158](#)

Request: Variance to exceed permitted area and height for freestanding signs
 Project Name: Cedar Creek Crossing
 Location: 7714 Bardstown Road
 Owner/Applicant: Hogan Real Estate
 Jurisdiction: Louisville Metro
 Council District: 22 - Robin Engel
 Case Manager: Beth Jones, AICP, Planner II

A motion was made by Board Member Vozos, seconded by Board Member Buttorff, that Case Number 21-VARIANCE-0158, VARIANCE to permit a freestanding multi-tenant sign to exceed the permitted size on a parkway (LDC Table 8.3.3. Freestanding Signs on Designated Parkways), be APPROVED, with amended dimensions as follows: Overall Height Approved 10 ft., Total Area Approved 90 sq. ft. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

4. [21-VARIANCE-0148](#)

Request: Variance to allow the private yard area to be less than the required 30% of the area of the lot
 Project Name: Gheens Avenue Variance
 Location: 524 Gheens Avenue
 Owner/Applicant: Isabel Mauriz
 Jurisdiction: Louisville Metro
 Council District: 21 - Nicole George
 Case Manager: Heather Pollock, Planner I

A motion was made by Board Member Vozos, seconded by Board Member Leanhart, that Case Number 21-VARIANCE-0148, 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: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

5. [21-VARIANCE-0159](#)

Request: Variance to allow a structure to encroach into the front yard setback
Project Name: Delmont Avenue Variance
Location: 219 Delmont Avenue
Owner/Applicant: Anthony Alexander
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 Buttorff, that Case Number 21-VARIANCE-0159, Variance from the Land Development Code Section 5.1.12.A to allow a front porch to encroach into the front yard setback, be APPROVED. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

6. [21-VARIANCE-0163](#)

Request: Variance to allow an accessory structure to encroach into the rear and side yard setbacks
Project Name: Payne Street Variance
Location: 1120 Payne St.
Owner/Applicant: Stephanie Fish
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Heather Pollock, Planner I

A motion was made by Board Member Vozos, seconded by Board Member Buttorff, that Case Number 21-VARIANCE-0163, Variance from the Land Development Code table 5.2.2 to allow a principal structure to encroach into the rear and side yard setbacks, be APPROVED. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

7. [21-VARIANCE-0175](#)

Request: Variances for Front Yard, Street Side Yard, and Side Yard Setbacks
 Project Name: Bourbon House 3
 Location: 2076 S Shelby Street
 Owner: Anthony & Debra Seadler
 Applicant: Steve Smith Homes
 Representative: Steve Smith
 Jurisdiction: Louisville Metro
 Council District: 15 - Kevin Triplett
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Board Member Vozos, seconded by Board Member Buttorff, that Case Number 21-VARIANCE-0175, Variances from Section 5.5.1.A.2 to allow a principal structure to exceed the maximum setback along the front and street side yards, and Variance from Table 5.2.2 to permit a structure and parking to encroach into the required side yard setback, be APPROVED. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

8. [21-CUP-0186](#)

Request: Conditional use permit to allow a community service facility in a residential single-family zoning district
 Project Name: Back on Track Community Outreach
 Location: 230 N. 20th Street
 Owner/Applicant: Rebecca Luttrell
 Jurisdiction: Louisville Metro
 Council District: 5 - Donna Purvis
 Case Manager: Zach Schwager, Planner I

A motion was made by Board Member Buttorff, seconded by Board Member Vozos, that Case Number 21-CUP-0186, Conditional Use Permit for a Community Service Facility, Land Development Code (LDC) 4.2.54, be APPROVED, with RELIEF from Standard A3, and SUBJECT to Conditions of Approval. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

A motion was made by Board Member Buttorff, seconded by Board Member Vozos, that Case Number 21-CUP-0186 (21-WAIVER-0142), Landscape Waiver to not provide landscape buffer areas (LBA), LDC 10.2.4, be APPROVED. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

9. [21-CUP-0198](#)

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: Atwood Street Short Term Rental

Location: 429 Atwood Street

Owner: Simon & Jackson Properties LLC

Applicant: Ryan Jackson

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Zach Schwager, Planner I

A motion was made by Board Member Vozos, seconded by Board Member Buttorff, that Case Number 21-CUP-0198, Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host (Land Development Code 4.2.63), be APPROVED, SUBJECT to a Condition of Approval. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

10. [21-CUP-0199](#)

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

Project Name: Robinson Short Term Rental

Location: 7306 Tangelo Drive

Owner/Applicant: Yaaawood Realty, LLC

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

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

A motion was made by Board Member Vozos, seconded by Board Member Leanhart, that Case Number 21-CUP-0199, Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in an R-4 zoning district and Neighborhood Form District, be APPROVED, SUBJECT to a Condition of Approval. The motion carried by the following vote:

Yes: 3 - Vozos, Leanhart, and Howard

No: 1 - Buttorff

Absent: 2 - Bond, and Ford

11. [21-CUP-0201](#)

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

Project Name: Nichols Short Term Rental

Location: 1027 Franklin Street

Owner/Applicant: Nichols Ventures, LLC

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

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

A motion was made by Board Member Vozos, seconded by Board Member Buttorff, that Case Number 21-CUP-0201, Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-6 zoning district and Traditional Neighborhood Form District, be APPROVED, SUBJECT to a Condition of Approval. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

12. [21-CUP-0202](#)

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

Project Name: Clark Short Term Rental

Location: 3339 Preston Highway

Owner/Applicant: William Clark

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

A motion was made by Board Member Buttorff, seconded by Board Member Leanhart, that Case Number 21-CUP-0202, Conditional Use Permit to allow short term rental of 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 a Condition of Approval. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

13. [21-CUP-0208](#)

Request: Conditional Use Permit to allow a short term rental that is not the primary residence of the host
Project Name: Delor Short Term Rental
Location: 1143 Delor Avenue
Owner/Applicant: Theresa Hathaway & Valery Nodem Jounda
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Heather Pollock, Planner I

A motion was made by Board Member Leanhart, seconded by Board Member Buttorff, that Case Number 21-CUP-0208, Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in an R-5 zoning district and Neighborhood Form District, be APPROVED, with RELIEF from Standard 4D, and SUBJECT to a Condition of Approval. The motion carried by the following vote:

Yes: 4 - Vozos, Buttorff, Leanhart, and Howard

Absent: 2 - Bond, and Ford

Adjournment