



Louisville Metro Government

Online Via Webex

Meeting Agenda - Final

Board of Zoning Adjustment

Monday, April 6, 2020

1:00 PM

Online Via Webex

Meeting run via Cisco Webex Video Conferencing

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the regularly scheduled Board of Zoning Adjustment meeting set for 1:00 p.m. on April 6, 2020, is being held online.

You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Link:

[https://louisvilleky.webex.com/louisvilleky/j.php?
MTID=m4b1665423127b0a91d0f1c703d1669bf](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=m4b1665423127b0a91d0f1c703d1669bf)

Meeting number (access code if needed): 471 534 037

Meeting password (if needed): MegmX5PQZ82

Join by phone

Call in from a mobile device (attendees only)

+1-415-655-0001 US Toll

We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word.

If you have questions, please contact the case manager. Or you may call Develop Louisville at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 03.02.20](#) Approval of the Minutes from the March 2, 2020 Board of Zoning Adjustment meeting

Attachments: [BOZA_Minutes_03.02.20.pdf](#)

Business Session

2. [20-VARIANC
E-0020](#) Request: Variance to allow a principle structure to encroach into the side yard setback
- Project Name: Rosewood Variance
- Location: 1623 Rosewood Avenue
- Owner(s): Douglas Meisel & Jessica Kingsley
- Applicant: Charlie Williams
- Jurisdiction: Louisville Metro
- Council District: 8 - Brandon Coan
- Case Manager: Nia Holt, Planner I

Attachments: [20-VARIANCE-0020_SitePlan.pdf](#)
 [20-Variance-0020_Staff Pres.ppt](#)
 [20-VARIANCE-0020_Staff Report.pdf](#)
 [20-VARIANCE-0020_ApplicantPhotos.pdf](#)
 [20-VARIANCE-0020_Elevations.pdf](#)
 [20-VARIANCE-0020_Justifications.pdf](#)

3. [19-MCUP-000
8](#) Request: Modified Conditional Use Permit to allow a replacement of the plant's main kiln stack with a new kiln stack
- Project Name: Kosmos Cement
- Location: 15301 Dixie Highway
- Owner/Applicant: Kosmos Cement Company, Inc.
 by Aaron Garcia, Plant Manager
- Attorney: Jake K. Michul, Bingham, Greenebaum , Doll
 LLP
- Jurisdiction: Louisville Metro
- Council District: 14 - Cindi Fowler
- Case Manager: Steve Hendrix, Planning and Design
 Coordinator

Attachments: [19-MCUP-0008_15301 Dixie Highway_BOZA Staff Rpt.pdf](#)
 [19-MCUP-0008_12.20.12_staff powerpoint.ppt](#)

4. [19-CUP-0103](#) 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 - request to remove Condition of Approval
- Project Name: South Brook Short Term Rental
Location: 1104 South Brook Street
Owner/Applicant: Matthew Kustes
Jurisdiction: Louisville Metro
Council District: 6-- David James
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [19-MCUP-0103.staff report .pdf](#)
[October 21, 2019 staff report.pdf](#)
[10.21.19 Minutes.pdf](#)

Public Hearing

5. [19-CUP-0286](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
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

Attachments: [19-CUP-0286_Staff Report_031620.pdf](#)
[19-CUP-0286_Applicant Information.pdf](#)
[19-CUP-0286_Power Point_030220.ppt](#)
[19-CUP-0286_Relief_Justification.pdf](#)

6. [19-VARIANCE-0039](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**

Variance to allow a fence in the street side yard to exceed 48 inches in height

Project Name: E. Manslick Road Variance
 Location: 6510 E. Manslick Road
 Owner/Applicant: Yenny Estrada
 Jurisdiction: Louisville Metro
 Council District: 23 - James Peden
 Case Manager: Zach Schwager, Planner I

Attachments: [19-VARIANCE-0039_Staff Report_BOZA 031620.pdf](#)
[19-VARIANCE-0039_SupportLetterandSignatures.pdf](#)
[19-VARIANCE-0039_Survey.pdf](#)
[19-VARIANCE-0039_ApplicantJustification.pdf](#)
[19-VARIANCE-0039_Photos.pdf](#)
[19-VARIANCE-0039_Plan.pdf](#)
[19-VARIANCE-0039_Staff Pres.ppt](#)

7. [20-VARIANCE-0012](#) Request: **THIS CASE IS BEING CONTINUED TO APRIL 20, 2020.**

Sign variance and landscape buffer waivers

Project Name: Southwest Town Center Outlot
 Location: 9050 Dixie Highway
 Owner: William Wagner, Blanding Partners, LLC
 Applicant: William Wagner, Blanding Partners, LLC
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [20-WAIVER-0001_applicant justification_VUA.pdf](#)
[Sign Elevations.pdf](#)
[20-CAT2-0002_Plan_021020.pdf](#)
[20-VARIANCE-0012_Applicant justification.pdf](#)
[20-VARIANCE-0012_Elevations_021020.pdf](#)
[20-WAIVER-0001_20-VARIANCE-0012_BOZA Staff Report_031020.pdf](#)
[20-WAIVER-0001_applicant justification_easement.pdf](#)

8. [20-VARIANC E-0007](#) Request: **THIS CASE IS BEING CONTINUED TO APRIL 20, 2020.**

Variance to allow an existing structure to encroach into a proposed side yard setback. The applicant has submitted a minor plat to shift a side property line that will create a nonconforming side yard setback for the existing principal structure

Project Name: Warren Road Variance
Location: 48 Warren Road
Owner: Katrina Graves
Applicant: Richard Matheny - Cardinal Surveying
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Zach Schwager, Planner I

Attachments: [20-VARIANCE-0007_Staff Report_BOZA 031620.pdf](#)
[20-VARIANCE-0007_ApplicantJustification.pdf](#)
[20-VARIANCE-0007_ApplicantPhotos.pdf](#)
[20-VARIANCE-0007_SitePlan.pdf](#)
[20-VARIANCE-0007_Staff Pres.ppt](#)

9. [20-VARIANCE-0015](#) Request: **THIS CASE IS BEING CONTINUED TO APRIL 20, 2020.**

Variance to allow an addition and an accessory structure to encroach into the infill front yard setback and waivers to allow an accessory structure to not be set back 20 ft. from the front of the principal structure and to allow parking in the public realm

Project Name: Ransdell Avenue Variance and Waivers
Location: 2530 Ransdell Avenue
Owner: 2019 Ransdell Avenue Trust
Applicant: Lindsey Stoughton - LMS Design
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Zach Schwager, Planner I

Attachments:

[20-WAIVER-0018_ApplicantJustification.pdf](#)

[20-WAIVER-0019_ApplicantJustification.pdf](#)

[2530 Ransdell Topographical Elevation.pdf](#)

[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_CarriageHouseElev](#)

[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_CarriageHouseElev](#)

[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_LongestAvenueStre](#)

[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_SitePlan.pdf](#)

[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_Staff Pres.ppt](#)

[20-VARIANCE-0015_20-WAIVER-0018_20-WAIVER-0019_Staff Report_BOZA](#)

[20-VARIANCE-0015_ApplicantJustification.pdf](#)

10. [20-VARIANC E-0021](#) Request: **THIS CASE IS BEING CONTINUED TO APRIL 20, 2020.**

Variance to allow a structure to encroach into the infill front yard setback

Project Name: Cane Run Road Variance
Location: 4231 Cane Run Road
Owner: JMAN LLC
Applicant: Derek Triplett - Land Design and Development, Inc.
Jurisdiction: Louisville Metro
Council District: 1 - Jessica Green
Case Manager: Zach Schwager, Planner I

Attachments: [20-VARIANCE-0021_Staff Pres.ppt](#)
[20-VARIANCE-0021_Staff Report_BOZA 031620.pdf](#)
[20-VARIANCE-0021_ApplicantJustification.pdf](#)
[20-VARIANCE-0021_Elevations.pdf](#)
[20-VARIANCE-0021_SitePlan.pdf](#)

11. [20-CUP-0012](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**

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

Project Name: Elmer Short Term Rental
Location: 5720 Elmer Lane
Owner(s): Dana & Thomas Doherty
Applicant: William T. Vessels
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Nia Holt, Planner I

Attachments: [20-CUP-0012_Pres.ppt](#)
[20-CUP-0012-BedroomPics.pdf](#)
[20-CUP-0012_Staff Rpt.pdf](#)
[20-CUP-0012_NghMtg2Info.pdf](#)
[20-CUP-0012_NghMtgInfo.pdf](#)

12. [20-CUP-0013](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit for a short term rental of a dwelling unit that is not the primary residence of the host in a UN Zoning District
- Port 2---Short Term Rental
Project Name: 606 N. 24th Street
Location: 606 N. 24th Street
Owner/Applicant: Community RES, LLC by Wesley Vaughn
Jurisdiction: Louisville Metro
Council District: 5 - Donna Purvis
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [20-CUP-0013.ppt](#)
[20-CUP-0013 staff report .pdf](#)

13. [20-CUP-0018](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit for a short term rental of a dwelling unit that is the primary residence of the host in a Traditional Neighborhood Zoning District
- Short Term Rental
Project Name: Short Term Rental
Location: 1233 South Sixth Street
Owner/Applicant: Barney A. Sutton
Jurisdiction: Louisville Metro
Council District: 6-David James
Case Manager: Steve Hendrix, Planning and Design Coordinator

Attachments: [staff report 20-CUP-0018 oc.pdf](#)
[20-CUP-0018 Staff .ppt](#)

14. [20-CUP-0019](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit for an accessory apartment
- Project Name: W. Collins Court Accessory Apartment
Location: 113 W. Collins Court
Owner: Anthony & Katie Smith
Applicant: Anthony & Katie Smith
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Zach Schwager, Planner I
- Attachments:** [20-CUP-0019_Rendering_Layout.pdf](#)
[20-CUP-0019_Staff_Pres.ppt](#)
[20-CUP-0019_Staff_Report_BOZA_031620.pdf](#)
[20-CUP-0019_LetterofExplanation.pdf](#)
[20-CUP-0019_NeighborhoodMeetingInfo.pdf](#)
[20-CUP-0019_Plan.pdf](#)

15. [20-CUP-0020](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host
- Project Name: W. Collins Court Short Term Rental
Location: 113 W. Collins Court
Owner: Anthony & Katie Smith
Applicant: Anthony & Katie Smith
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Zach Schwager, Planner I
- Attachments:** [20-CUP-0020_Rendering_Layout.pdf](#)
[20-CUP-0020_Staff_Pres.ppt](#)
[20-CUP-0020_Staff_Report_BOZA_031620.pdf](#)
[20-CUP-0020_600ftJustification.pdf](#)
[20-CUP-0020_LetterofExplanation.pdf](#)
[20-CUP-0020_NeighborhoodMeetingInfo.pdf](#)

16. [20-CUP-0021](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host
- Project Name: Cain short term rental
Location: 1908 Bonnycastle Avenue
Owner/Applicant: Bryan Cain
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Jon E. Crumbie, Planning & Design Coordinator

Attachments: [20-CUP-0021_Opposition Letters.pdf](#)
[20-CUP-0021_Power Point_031620.ppt](#)
[Opposition to STR CUP 20-0021 1908 Bonnycastle.pdf](#)
[20-CUP-0021_Staff Report_031620.pdf](#)
[20-CUP-0021_Applicant Information.pdf](#)

17. [20-CUP-0030](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit to allow an accessory apartment in the R-5 zoning district
- Project Name: Casselberry Accessory Apartment
Location: 1714 Casselberry Road
Owner/Applicant: Ashley Quinlan
Jurisdiction: Louisville Metro
Council District: 8 - Brandon Coan
Case Manager: Nia Holt, Planner I

Attachments: [20-CUP-0030_Pres.ppt](#)
[20-CUP-0030_SitePlan.pdf](#)
[20-CUP-0030_Staff Report .pdf](#)
[20-CUP-0030_ApplicantPhotos.pdf](#)
[20-CUP-0030_NghMtgInfo.pdf](#)
[20-CUP-0030_OriginalBldgPermit.pdf](#)

18. [20-CUP-0038](#) Request: **THIS CASE IS BEING CONTINUED TO DATE UNCERTAIN.**
Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host
- Project Name: Rawlings Short Term Rental
Location: 546 Rawlings Street
Owner/Applicant: Sally Miller
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Nia Holt, Planner I

Attachments: [20-CUP-0038_Pres.ppt](#)
[20-CUP-0038_StaffReport.pdf](#)
[Ngh,Floor,Bedroom.pdf](#)
[20-CUP-0038_NghMtgInfo.pdf](#)

Adjournment