



Louisville Metro Government

Online Via Webex

Meeting Agenda - Final Board of Zoning Adjustment

Monday, April 20, 2020

1:00 PM

Online Via Webex

Meeting run via Cisco Webex Video Teleconferencing

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 20, 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=m42ed2b67baab07f2ad6f689721511153>

Meeting number (access code if needed): 479 296 070

Meeting password (if needed): BOZA04202020

Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll

If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 5:00 P.M. Friday, April 17, 2020.

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. [040620_BOZ
A_Minutes](#)

Business Session

2. [20-MCUP-0002](#) Request: Modified Conditional Use Permit
[2](#) Project Name: Stor All Cane Run Road - Building 9
Location: 4100 Cane Run Road
Owner: James S. Womack, Stor All Cane Run Road
SPE, LLC
Applicant: James S. Womack
Jurisdiction: Louisville Metro
Council District: 1 - Jessica Green
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [20-MCUP-0002_040720_Staff Presentation.ppt](#)
[20-MCUP-0002_BOZA Staff Report_040720.pdf](#)
[20-DDP-0008_Plan_022120.pdf](#)
[14DEVPLAN1147_APPROVED PLAN.PDF](#)

3. [20-MCUP-0003](#) Request: Modified Conditional Use Permit for
[3](#) observation and surgery waiting areas
Project Name: Baptist Health Louisville
Location: 4000 Kresge Way
Owner/Applicant: Baptist Healthcare System, Inc.
Jurisdiction: St. Matthews
Council District: 26 - Brent Ackerson
Case Manager: Jon E. Crumby, Planning & Design
Coordinator

Attachments: [20-MCUP-0003_Staff Report_042020.pdf](#)
[20-MCUP-0003_Letter of Justification.pdf](#)
[20-MCUP-0003_Site Plan.pdf](#)

Public Hearing

4. [20-VARIANCE 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 Staff Pres.ppt](#)
[20-VARIANCE-0020 Staff Report.pdf](#)
[20-VARIANCE-0020 ApplicantPhotos.pdf](#)
[20-VARIANCE-0020 Elevations.pdf](#)
[20-VARIANCE-0020 Justifications.pdf](#)
[20-VARIANCE-0020 SitePlan.pdf](#)

5. [20-VARIANCE E-0012](#)
- | | |
|-------------------|--|
| Request: | 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-VARIANCE-0012 20-WAIVER-0001 Staff Pres.ppt](#)
[20-VARIANCE-0012 Applicant justification.pdf](#)
[20-VARIANCE-0012 Elevations_021020.pdf](#)
[20-WAIVER-0001 20-VARIANCE-0012 BOZA Staff Report 040720.pdf](#)
[20-WAIVER-0001 applicant justification_easement.pdf](#)
[20-WAIVER-0001 applicant justification VUA.pdf](#)
[Sign Elevations.pdf](#)
[20-CAT2-0002 Plan_021020.pdf](#)

6. [20-VARIANCE
E-0007](#) Request: 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 Pres.ppt](#)
 [20-VARIANCE-0007_Staff Report_BOZA 031620.pdf](#)
 [20-VARIANCE-0007_ApplicantJustification.pdf](#)
 [20-VARIANCE-0007_ApplicantPhotos.pdf](#)
 [20-VARIANCE-0007_SitePlan.pdf](#)

7. [20-VARIANCE-0015](#) Request: 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-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](#)
[20-WAIVER-0018 ApplicantJustification.pdf](#)
[20-WAIVER-0019 ApplicantJustification.pdf](#)
[2530 Ransdell Topographical Elevation.pdf](#)

8. [20-VARIANCE-0021](#) Request: 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](#)

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR'S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment