



Louisville Metro Government

Online Via Webex

Agenda Board of Zoning Adjustment

Monday, May 17, 2021

1:00 PM

Online Via Webex

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the BOZA meeting set for 1:00 p.m. on May 17, 2021 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Info: <https://louisvilleky.gov/government/upcoming-public-meetings>

Meeting Link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=eae9bcd5a34e35dd608edd74bcbe1f55a>

Event Number: 160 186 1739

Event password: BOZA051721

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

Access Code: 160 186 1739

Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link:

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 12:00 P.M. Friday, May 14, 2021.

Participants and residents are strongly encouraged to join the meeting virtually. However, to accommodate those with limited technology access, people can also view and participate at the Metro Development Center, 444 South Fifth Street, Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued.

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 call Develop Louisville at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 05.03.21](#)

Approval of the Minutes from the May 3, 2021 Board of Zoning Adjustment online meeting

Business Session

2. [21-VARIANCE-0026](#)

Request:	Variance to allow for a new hotel to exceed the maximum height by 30 feet.
Project Name:	Market Street Hotel
Location:	730 E Market Street (724, 726, 728, 730, 730R E Market)
Owner/Applicant:	Kavah Zamanian, Green Building, LLC Stephen Wendell, Maintain & River City, LLC
Jurisdiction:	Louisville Metro
Council District:	4-Jecorey Arthur
Case Manager:	Becky Gorman, Planning and Design Coordinator

Public Hearing

3. [18CUP1106](#)

Request:	Conditional Use Permit to allow private institutional use in a single family zoning district
Project Name:	Kentucky Meditation Compassionate Peace Center
Location:	4815 Manslick Road
Owner/Applicant:	Rev. Embilipitiye Nanda Thero
Jurisdiction:	Louisville Metro
Council District:	15 - Kevin Triplett
Case Manager:	Dante St. Germain, AICP, Planner II

4. [20-NONCONFORM-0022](#)

Request:	To determine whether a nonconforming use for a private non-profit club was abandoned
Project Name:	River Road Nonconforming Rights
Location:	6603 River Road
Owner/Applicant:	Mark Mercurio and Lora Mercurio
Jurisdiction:	Louisville Metro
Council District:	16 - Scott Reed
Case Manager:	Zach Schwager, Planner I

5. [21-NONCONFORM-0004](#)

Request: Change in nonconforming rights from a private non-profit club to a professional office

Project Name: River Road Nonconforming Rights

Location: 6603 River Road

Owner/Applicant: Mark Mercurio and Lora Mercurio

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Zach Schwager, Planner I

6. [21-VARIANCE-0030](#)

Request: Variance to allow multiple structures to exceed the 80 foot maximum setback

Project Name: Newburg Gas Station

Location: 3905 Newburg Road)

Owner/Applicant: Seven Star Group LLC, Mike Hill LD&D

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

Case Manager: Molly Clark, Planner I

7. [21-VARIANCE-0036](#)

Request: Variance to allow a principal structure to encroach into the required side yard setback

Project Name: Grand Avenue Variance

Location: 2641 Grand Avenue

Owner/Applicant: Superior Henderson, LLC - Richard Henderson

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

Case Manager: Zach Schwager, Planner I

8. [21-CUP-0020](#)

Request: Conditional Use Permit to allow transitional housing in an R-6 zoning district

Project Name: Kaylyn's House of Joy

Location: 645 Lindell Avenue

Owner/Applicant: Kathy Malone

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

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

9. [21-CUP-0040](#)

Request: Conditional Use Permit to allow a hospital in a C-2 Commercial zoning district, variances to allow the principal structure to exceed the maximum height and to exceed the maximum front yard setback, and waivers to reduce the landscape buffer area adjacent to residentially zoned property and to reduce the expressway buffer

Project Name: B-1 Medical Office Building
Location: 2800 Breckenridge Lane
Owner: Nilkanth, Inc.
Applicant: Triple M Investments
Representative: Chris Brown - BTM Engineering, Inc.
Jurisdiction: Louisville Metro
Council District: 26 - Brent Ackerson
Case Manager: Zach Schwager, Planner I

10. [21-CUP-0055](#)

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

Project Name: East St Catherine Short Term Rental
Location: 919 E St Catherine St
Owner/Applicant: Joshua Lamers
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Rachel Mandell, Planner I

11. [21-CUP-0061](#)

Request: **THIS CASE HAS BEEN WITHDRAWN BY STAFF**
Conditional Use Permit request for an existing private institutional use to allow a private school to use the existing structure and to construct a new playground

Project Name: City Schoolhouse
Location: 2600 Dixie Highway
Owner: Chapel Park Baptist Church
Applicant: City Schoolhouse
Representative: Ashley Bartley - Qk4
Jurisdiction: City of Shively
Council District: 3 - Keisha Dorsey
Case Manager: Zach Schwager, Planner I

Adjournment