



Agenda Board of Zoning Adjustment

Monday, March 7, 2022

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 March 7, 2022 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=ee3112f37fc1de8c604effb100ef09669>

Event Number: 2316 815 5581

Event password: BOZA030722

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

Access Code: 2316 815 5581

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, March 4, 2022.

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 Old Jail Auditorium, 514 W. Liberty 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 may 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 02.21.22](#)

Approval of the Minutes from the February 21, 2022 Board of Zoning Adjustment meeting

Public Hearing

2. [21-CUP-0233](#)

Request: Conditional Use Permit to allow a rehabilitation home in a single-family zoning district and associated landscape waivers

Project Name: Valley Hope Center

Location: 10801 and 10803 Deering Road

Owner: Valley Hope Center, LLC

Applicant: Kevin Horn - Isaiah House, Inc.

Representative: Cliff Ashburner - Dinsmore & Shohl LLP

Jurisdiction: Louisville Metro

Council District: 25 - Amy Holton Stewart

Case Manager: Zach Schwager, Planner I

3. [21-VARIANCE-0169](#)

Request: Variance to allow a proposed structure to be set back further than the required corner lot setback and a WAIVER to allow parking in front of the building

Project Name: Dunkin' Cane Run Road

Location: 4301 Cane Run Road

Owner/Applicant: MCB Investments, LLC

Representative: Concepts 21, PLLC, Mohammad Nouri

Jurisdiction: Louisville Metro

Council District: 1- Jessica Green

Case Manager: Heather Pollock, Planner I

4. [21-VARIANCE-0185](#)

Request: Variance to allow a principal structure to be greater than 25% taller than the directly adjacent houses

Project Name: Euclid Avenue Variance

Location: 1009 Euclid Avenue

Owner/Applicant: MBE Contracting & Supply L, Mario Urrutia

Representative: George McGill

Jurisdiction: Louisville Metro

Council District: 3- Keisha Dorsey

Case Manager: Heather Pollock, Planner I

5. [22-VARIANCE-0001](#)

Request: Variance to allow proposed off-street parking to encroach into the required street side yard and a sign to encroach into the required front and street side yard with associated landscape waivers

Project Name: Trinity Parking Area
Location: 4025 Shelbyville Road
Owner: Trinity High School Foundation
Applicant: Theodore Bernstein - Land Design & Development Inc.
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Zach Schwager, Planner I

6. [22-VARIANCE-0002](#)

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

Project Name: S. Hancock Street Variance
Location: 954 S. Hancock Street
Owner/Applicant: First Dime Properties, LLC, Jason Weiss
Jurisdiction: Louisville Metro
Council District: 4- Jecorey Arthur
Case Manager: Heather Pollock, Planner I

7. [22-VARIANCE-0015](#)

Request: Variance for a proposed smoking retail store to be within 1,000 ft. of a public or private early childhood school and an indoor athletic facility

Project Name: Vape Shop
Location: 4238 Shelbyville Road
Owner: 4232 Shelbyville Road, LLC
Applicant: Rohit Nahata
Representative: Paul Whitty - Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction: City of St. Matthews
Council District: 9 - Bill Hollander
Case Manager: Zach Schwager, Planner I

8. [21-CUP-0192](#)

Request: Conditional Use Permit for a Community Service Facility and associated landscape waiver

Project Name: Copes Hope Farm

Location: 2500 Spotswood Lane

Owner: Eric W Wright Revocable Trust

Applicant: Eric W Wright

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Chris French, AICP, Planning & Design Supervisor

9. [21-CUP-0226](#)

Request: Conditional Use Permit to allow a community service facility in the U-N Urban Neighborhood zoning district

Project Name: OVEC - Lampton

Location: 600 Lampton Street

Owner: Bates Community Development

Applicant: Jason Adkins - Ohio Valley Educational Cooperative

Representative: Theodore Bernstein - Land Design & Development Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zach Schwager, Planner I

10. [22-CUP-0013](#)

Request: Conditional Use Permit to allow a proposed accessory apartment in a single family zoning district

Project Name: Herr Lane Accessory Apartment

Location: 1514 Herr Lane

Owner/Applicant: Fark Tari

Jurisdiction: Graymoor/Devondale

Council District: 7 - Paula McCraney

Case Manager: Heather Pollock, Planner I

11. [22-CUP-0016](#)

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: S. Jackson Street Short Term Rental

Location: 923 S. Jackson Street

Owner: Down Under Enterprises 1, LLC

Applicant: Michael Marks - Wetterer and Clare Attorneys at Law

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zach Schwager, Planner I

12. [22-CUP-0021](#)

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|-------------------|--|
| 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: | Payne Street Short Term Rental |
| Location: | 2331 Payne Street |
| Owner: | David Murkowski & Sherry Witz |
| Applicant: | David Murkowski |
| Jurisdiction: | Louisville Metro |
| Council District: | 9 - Bill Hollander |
| Case Manager: | Zach Schwager, Planner I |

Adjournment