



Louisville Metro Government

Old Jail Auditorium
514 W. Liberty Street
Louisville, KY 40202

Agenda - Final Board of Zoning Adjustment

Monday, July 10, 2023

9:00 AM

Old Jail Auditorium

The Board of Zoning Adjustment meeting will be conducted in-person at the Old Jail Building Courtroom, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

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

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval Of Minutes

1. [BOZA Minutes 6.26.23](#)

Business Session

1. [23-VARIANCE-0084](#)

Request: Variance for a second story addition to encroach into the 3 foot side yard setback

Project Name: Rudd Avenue Second Story Addition Variance

Location: 3206 Rudd Avenue

Owner: Superior Henderson, LLC

Applicant: Superior Henderson, LLC

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Molly Clark, Planner II I

Attachments: [23-NONCONFORM-0012_FindingsReport.pdf](#)
[23-VARIANCE-0084_staffreport062923.pdf](#)
[3206 Rudd Plans \(1\).pdf](#)
[3206 Rudd Site Plan 2023 \(1\).pdf](#)
[Bruce Cohen Variance Signature---6-25-2023 \(1\).pdf](#)
[Variance Neighbor Signed Affidavit---6-6-2023 \(1\).pdf](#)

Public Hearing**1. [22-VARIANCE-0090](#)**

Request: Variance for a fence to exceed the maximum height of 4' in the street side yards and be 6' in height

Project Name: 7708 Whitfield Drive

Location: 7708 Whitfield Drive

Owner: Lianet Reinoso

Representative: Lianet Reinoso

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Joel Dock, AICP, Planning Coordinator

Attachments: [22-VARIANCE-0090_Staff_Report_060523.pdf](#)
[22-VARIANCE-0090_Fence_Exhibit.pdf](#)
[22-VARIANCE-0090_Site_Plan.pdf](#)

2. [23-VARIANCE-0066](#)

Request: Variances to allow a structure to encroach into the side yard setback, a fence to exceed the maximum height in a street side yard setback, and private yard area to be less than 20% of the area of the lot.

Project Name: Payne Street Variances

Location: 1112 Payne Street

Owner: Lisa Mann

Applicant: Cassidy Cook, High Bridge Development

Jurisdiction: Louisville Metro

Council District: 9-Andrew Owen

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE- 0066_fence justification.pdf](#)
[23-VARIANCE- 0066_shed justification.pdf](#)
[23-VARIANCE-0066_Deed.pdf](#)
[23-VARIANCE-0066_Elevations.pdf](#)
[23-VARIANCE-0066_PYA Justification.pdf](#)
[23-VARIANCE-0066_SitePlan.pdf](#)
[23-VARIANCE-0066_Staff Report.pdf](#)

3. [23-VARIANCE-0034](#)

Request: A variance to allow an addition to encroach into the side yard setback.

Project Name: Garland Avenue Variance

Location: 2532 Garland Avenue

Owner/Applicant: Jezrel Gordon

Jurisdiction: Louisville Metro

Council District: 4- Jecorey Arthur

Case Manager: Amy Brooks, Planner I

Attachments: [23-VARIANCE-0034_Deed.pdf](#)
[23-VARIANCE-0034_Elevations_063023.pdf](#)
[23-VARIANCE-0034_Justification.pdf](#)
[23-VARIANCE-0034_Staff Report_063023.pdf](#)

4. [23-VARIANCE-0073](#)

Request: Variance for fence to exceed the maximum height allowed
Project Name: La Grange Road Fence Variance
Location: 8407 La Grange Road
Owner: Bart Nuss
Applicant: Bart Nuss
Jurisdiction: City of Lyndon
Council District: Paula McCraney - Council District 7
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0073 Applicant Justification.pdf](#)
[23-VARIANCE-0073 Deed.pdf](#)
[23-VARIANCE-0073 Fence Exhibit.pdf](#)
[23-VARIANCE-0073 Plan.pdf](#)
[23-VARIANCE-0073 Staff Report_071023.pdf](#)

5. [23-VARIANCE-0082](#)

Request: Variance for structure to encroach into street side yard setback as determined by infill regulations
Project Name: Edgehill Road Accessory Structure Variance
Location: 2202 Edgehill Road
Owner: Sara Watson and Matthew Rasnake
Applicant: Anne Del Prince
Jurisdiction: Louisville Metro
Council District: Ben Reno-Weber - Council District 8
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0082 Applicant Justification.pdf](#)
[23-VARIANCE-0082 Deed.pdf](#)
[23-VARIANCE-0082 Elevations.pdf](#)
[23-VARIANCE-0082 Plan_062123.pdf](#)
[23-VARIANCE-0082 Staff Report_071023.pdf](#)

6. [23-NONCONFORM-0008](#)

Request: Nonconforming Rights for a 4-plex
Project Name: Nonconforming Multi-Family
Location: 2052 Midland Avenue
Owner: 3195 Hunsinger, LLC.
Applicant: Timothy Bowman
Jurisdiction: Louisville Metro
Council District: Ben Reno-Weber - Council District 8
Case Manager: Jeremy Chesler, Planner I

Attachments: [9-19-89- PC Minutes.pdf](#)
[9-132-74- PC Minutes- Cherokee Triangle Areawide.pdf](#)
[9-132-74- Zoning Change Map.pdf](#)
[23-NONCONFORM-0008 Application 022723 \(1\).pdf](#)
[23-NONCONFORM-0008 Evidence1 4 022723.pdf](#)
[23-NONCONFORM-0008 Evidence2 4 022723.pdf](#)
[23-NONCONFORM-0008 Evidence3 4 022723.pdf](#)
[23-NONCONFORM-0008 Evidence4 4 022723.pdf](#)
[23-NONCONFORM-0008 FindingsReport 022723.pdf](#)
[23-NONCONFORM-0008 Historic Zoning Maps.pdf](#)
[23-NONCONFORM-0008 StaffReport 071023.pdf](#)

7. [23-NONCONFORM-0009](#)

Request: Nonconforming Rights for a duplex
Project Name: Nonconforming Duplex
Location: 907 Rubel Avenue
Owner: Kelly McDermott
Applicant: Kelly McDermott
Jurisdiction: Louisville Metro
Council District: Ben Reno-Weber - Council District 8
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-NONCONFORM-0009 Application 031323 \(2\).pdf](#)
[23-NONCONFORM-0009 StaffFindingsReport 031523.pdf](#)
[23-NONCONFORM-0009 StaffReport 071023.pdf](#)
[1404242 16074 MAINFILE.PDF](#)

8. [23-NONCONFORM-0013](#)

Request: Change in nonconforming rights from a tavern/saloon/bar to an office space in the front section of the first floor.

Project Name: Change in nonconformance.

Location: 436 E Caldwell St

Owner: Kendra O'Bannon

Applicant: Kendra O'Bannon

Jurisdiction: Louisville Metro

Council District: Jecorey Arthur- Council District 4

Presenter: Amy Brooks, Planner II

Case Manager: Mark Pinto, Associate Planner

Attachments: [23-NONCONFORM-0013_StaffReport.pdf](#)

9. [23-CUP-0059](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling Unit That is Not the Primary Residence of the Host

Project Name: River Road Short Term Rental

Location: 4515 River Road

Owner: Gaffney Historic River, LLC

Applicant: Galen Weiss & Ellen Archer

Representative: Cliff Ashburner, Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Heather Pollock, Planner I

Attachments: [23-CUP-0059_600ftMap.pdf](#)
[23-CUP-0059_Bedrooms.pdf](#)
[23-CUP-0059_Deed.pdf](#)
[23-CUP-0059_Letter of Explanation.pdf](#)
[23-CUP-0059_Staff Report.pdf](#)
[23-CUP-0059_staffpresentation_062623.pdf](#)
[Applicant Presentation.pdf](#)
[Neighborhood Meeting.pdf](#)

10. [22-CUP-0083](#)

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: Henry Firpo Short Term Rental

Location: 721 & 723 Henry Firpo Street

Owner: ParsII On Firpo, LLC

Applicant: Conner Parsons

Jurisdiction: Louisville Metro

Council District: 4- Jecorey Arthur

Case Manager: Heather Pollock, Planner I

Attachments: [22-CUP-0083_Staff Report_.pdf](#)
[22-CUP-0083_Staff Pres.pdf](#)
[22-CUP-0083_600ft.Map_060122.pdf](#)
[22-CUP-0083_Bedroom Photos.pdf](#)
[22-CUP-0083_Letter of Explanation.pdf](#)
[22-CUP-0083_Neighborhood Meeting.pdf](#)
[22-NONCONFORM-0008_Approval Letter_042122.pdf](#)
[721-723 Henry Firpo St - CUP Application - Standard D Relief Request.pdf](#)

11. [23-CUP-0140](#)

Request: Conditional Use Permit for a Transitional Home in the UN zoning district

Project Name: Bank Street Transitional Housing

Location: 1915 Bank Street

Owner: Russell Gregory

Applicant: Russell Gregory

Representative: Russell Gregory

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0140_floorplans_070323.pdf](#)
[23-CUP-0140_houserules_070323.pdf](#)
[23-CUP-0140_neighborhoodmeetingmaterials.pdf](#)
[23-CUP-0140_Staff Report_BOZA 062923.pdf](#)

12. [23-CUP-0045](#)

Request: Conditional Use Permit for Short Term Rental of a Dwelling
 Unit That is Not the Primary Residence of the Host

Project Name: Emery Ave Short Term Rental

Location: 5125 Emery Avenue

Owner/Applicant: Johnathan Lun

Jurisdiction: Louisville Metro

Council District: 21- Betsy Ruhe

Case Manager: Chris French, AICP, Planning Supervisor

Attachments: [23-CUP-0045 Applicant Information.pdf](#)
 [23-CUP-0045 Staff Report 06262023.pdf](#)

Adjournment