



Louisville Metro Government

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

Agenda - Draft Board of Zoning Adjustment

Monday, September 25, 2023

1:00 PM

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. [9.11.23 BOZA Minutes](#)

Attachments: [9.11.23 BOZA Minutes.pdf](#)

Business Session

1. [23-MCUP-0009](#)

Request:	Modified Conditional Use Permit for a Commercial Kennel parking expansion
Project Name:	Golden Retriever Rescue & Adoption
Location:	7924 Vine Crest Avenue
Owner:	Golden Retriever Rescue &
Applicant:	Heritage Engineering
Representative:	Heritage Engineering
Jurisdiction:	City of Lyndon
Council District:	7 - Paula McCraney
Case Manager:	Molly Clark, Planner II

Attachments: [23-MCUP-0009_Staffreport_091423.pdf](#)
[23-MCUP-0009_9-101-47_approvedminutes.pdf](#)
[23-MCUP-0009_19CUP1074_approvedminutes.pdf](#)
[23-MCUP-0009_Plan_090823\(1\).pdf](#)

2. [23-MCUP-0010](#)

Request: Modified Conditional Use Permit for a private institutional use

Project Name: Kentucky Country Day School

Location: 4100 Springdale Rd

Owner: Adam Beckum, CFO, Kentucky Country Day School

Applicant: Land Design & Development, Inc

Representative: Land Design & Development, Inc

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Amy Brooks, Planner I

Attachments: [23-MCUP-0010_BOZA Staff Report 092523.pdf](#)
[23-MCUP-0010 Elevations 091123 \(1\).pdf](#)
[23-MCUP-0010 Letter of Explanation.pdf](#)
[23-MCUP-0010 Plan 091123 \(1\).pdf](#)

3. [23-CUP-0174](#)

Request: Cont'd from 8/21/23. Conditional Use Permit for childcare center in a residential zone allowing for a maximum of 12 children

Project Name: Busy Kidz Childcare

Location: 7007 Norlynn Drive

Owner: Miriam Archie

Applicant: Miriam Archie

Representative: Miriam Archie

Jurisdiction: Louisville Metro

Council District: 23 - Jeff Hudson

Case Manager: Joel P. Dock, AICP, Planning Supervisor

Attachments: [23-CUP-0174 BOZA Staff Report.pdf](#)
[23-CUP-0174 Applicant Letter of Explanation.pdf](#)
[23-CUP-0174 Interested Party Comment.pdf](#)
[23-CUP-0174 Plan 073123.pdf](#)
[23-cup-0174 staff presentation.pdf](#)

Public Hearing

4. [23-VARIANCE-0116](#)

Request: **TO BE CONTINUED TO A FUTURE MEETING**
Variance to allow a freestanding sign to exceed the maximum height permitted on a Parkway.
Project Name: Church Freestanding Sign Variance
Location: 7709 Bardstown Road
Owner: Cedar Creek Baptist Church
Applicant: Mike Borland, Cedar Creek Baptist Church
Representative: Mike Borland, Cedar Creek Baptist Church
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Heather Pollock, Planner I

5. [23-VARIANCE-0117](#)

Request: Variance to allow a structure to exceed the maximum height
Project Name: Juniper Beach Road Variance
Location: 5455 Juniper Beach Road
Owner: Timothy & Pamela Brown
Applicant: Timothy & Pamela Brown
Representative: Timothy & Pamela Brown
Jurisdiction: Louisville Metro
Council District: 16 - Scott Reed
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0117_Staff Report_092523.pdf](#)
[23-VARIANCE-0117_Elevations_081723.pdf](#)
[23-VARIANCE-0117_Justification.pdf](#)
[23-VARIANCE-0117_Plan.pdf](#)

6. [23-VARIANCE-0118](#)

Request: Variance to allow a structure to encroach into side yard setback
Project Name: South Preston Street Variance
Location: 1331 S. Preston Street
Owner: Joy Collins
Applicant: Joy Collins
Representative: Joy Collins
Jurisdiction: Louisville Metro
Council District: 6 - Phillip Baker
Case Manager: Jeremy Chesler, Planner I

Attachments: [23-VARIANCE-0118_Staff Report_092523.pdf](#)
[23-VARIANCE-0118_Elevations.pdf](#)
[23-VARIANCE-0118_Justification.pdf](#)
[23-VARIANCE-0118_Plan.pdf](#)

7. [23-VARIANCE-0026](#)

Request: Request for a variance and waivers associated with a Category 3 development plan for a renovation of an existing structure, new 7-story hotel addition and front yard pool.

Project Name: Joe Ley Hotel

Location: 615 and 625 E. Market Street

Owner: 615 E Market LLC

Applicant: Cliff Ashburner, Dinsmore and Shohl

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Kat Groskreutz, Senior Planner - Urban Design

Attachments: [23-CAT3-0007_Applicant letter of explanation.pdf](#)
 [23-CAT3-0007_PublicComment.pdf](#)
 [23-CAT3-0007_SitePlan_090823.pdf](#)
 [23-VARIANCE-0026_Applicant Justification.pdf](#)
 [23-VARIANCE-0026_Elevations_091223.pdf](#)
 [23-VARIANCE-0026_Staff Report 092523.pdf](#)
 [23-WAIVER-0022_Applicant Justification.pdf](#)

8. [23-CUP-0238](#)

Request: Conditional Use Permit for a Commercial Kennel in R-4 with a Variance to exceed the front yard setback

Project Name: The Pet Station Country Club

Location: 14310 & 14314 Old Henry Road

Owner: John & Cathy Wilhoit
Brent & Cindy Phillips

Applicant: Wyatt, Tarrant & Combs, LLP
Heritage Engineering
The Pet Station Holdings, LLC

Representative: Wyatt, Tarrant & Combs, LLP
Heritage Engineering
The Pet Station Holdings, LLC.

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Molly Clark, Planner II

Attachments: [23-CUP-0238 Applicant RDDDP JUSTIFICATION STATEMENT.pdf](#)
[23-CUP-0238 Applicant VARIANCE JUSTIFICATION.pdf](#)
[23-CUP-0238 Conditional Use Permit Justification Statement.pdf](#)
[23-CUP-0238 Elevation 090623.pdf](#)
[23-CUP-0238 interestedpartycomment1.pdf](#)
[23-CUP-0238 interestedpartycomment2.pdf](#)
[23-CUP-0238 Letter of Explanation.pdf](#)
[23-CUP-0238 Plan 090623.pdf](#)
[23-CUP-0238 staffreport 091423.pdf](#)

9. [23-CUP-0350](#)

Request: Conditional Use Permit for transitional housing

Project Name: MaSire Care

Location: 1450 Cypress Street

Owner: House of True Faith & Strength, LLC

Applicant: Paris Shannon

Representative: Paris Shannon

Jurisdiction: Louisville Metro

Council District: 1 - Tammy Hawkins

Case Manager: Joel P. Dock, AICP, Planning Supervisor

Attachments: [22-CUP-0350 BOZA Staff Report 092523.pdf](#)
[22-CUP-0350 House Rules, Policies, and Management.pdf](#)
[22-CUP-0350 Site and Floor Plan.pdf](#)

Adjournment