

NOTICE OF DEVELOPMENT APPLICATION FILED WITH  
OFFICE OF PLANNING

NEIGHBORHOOD MEETING NOTIFICATION

Today's Date: Thursday, March 19, 2026

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 21<sup>st</sup> District,

A Conditional Use Permit application to allow a licensed health care provider office at the address below was filed with the department of Louisville Metro Office of Planning on March 2, 2026.

ADDRESS: 1203 Larue Avenue  
CASE NO: 26-CUPPA-0040  
CASE MANAGER: Kaitlin Dever, AICP  
CASE MANAGER EMAIL: kaitlin.dever@louisvilleky.gov  
COUNCIL DISTRICT: 21 – Betsy Ruhe  
APPLICANT: The Zen Den, LLC

In accordance with the procedures of Louisville Metro Office of Planning, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant or its representative. We encourage you to attend this meeting and to share your thoughts. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this application will be held on:  
DATE: Thursday, April 2, 2026 @ 7:00 PM  
LOCATION: 1203 Larue Avenue, Louisville, KY 40213

Kathryn Fischer and Steffany Knauer are the primary points of contact for any questions or comments. Any questions or comments received will be incorporated into the meeting record. The contact information is below:

Name: Kathryn Fischer & Steffany Knauer  
Email: zendenlouisville@gmail.com

If you have questions about this application, or would like to view the case file, please visit <http://louisvilleky.gov/government/planning-design> or contact Louisville Metro Office of Planning at:

Metro Development Center  
444 S 5<sup>th</sup> St, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
(502) 574-6230

Subject Site:



### Neighborhood Meeting Summary

A neighborhood meeting was conducted in accordance with applicable requirements. There was no vocal opposition expressed to the proposed use.

One neighbor expressed concern regarding landscaping that could create potential concealment areas. The applicant has taken this concern into consideration and will utilize plant materials and spacing that preserve visibility.

Additional questions were raised regarding the nature of the proposed clientele. The applicant clarified that the use is a traditional outpatient counseling office. The practice will not:

- Treat substance use disorders as a primary diagnosis
- Provide case management services
- Prescribe medication
- Offer court-ordered treatment services

The proposed use is limited to standard mental health counseling services in a professional office setting.

### Compatibility and Impact

The proposed use is compatible with the surrounding area due to its low intensity, scheduled operations, and limited daily client volume. The use is not anticipated to generate significant noise, traffic, or other adverse impacts. Planned parking improvements and controlled access will further ensure minimal disruption to adjacent properties.

The applicant is committed to maintaining the character of the property and operating in compliance with all applicable Land Development Code requirements and conditions of approval.

### Conclusion

Based on the foregoing, the applicant respectfully requests approval of the Conditional Use Permit and associated relief from buffering requirements. The proposal has been designed to meet the intent of the Land Development Code while addressing site-specific constraints and neighborhood considerations.

Thank you for your time and consideration. Please contact me with any questions or requests for additional information.

Sincerely,  
Kathryn J. Fischer, LCSW

