

21-CUP-0139
Flip the Script



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 18, 2021

Request

- Conditional Use Permit to allow a transitional home in the R-6 Residential Multi-Family zoning district Land Development Code (LDC) 4.2.55 and a Landscape Waiver to not provide the perimeter landscape buffer areas.

Case Summary/Background

- The subject property is located on the southwest corner of S. 16th Street and Eddy Street and is 0.0701 acres.
- It is zoned R-6 Residential Multi-Family and is in the Traditional Neighborhood Form District.
- The structure is two stories, has 1,368 sq. ft. of finished space according to PVA, and has three bedrooms.

Case Summary/Background

- The applicant is proposing to operate a transitional home in the existing structure for up to eight men and will have two staff members on site each morning and one at all other times.
- Applicants for the program are screened and reviewed by a team of professionals to determine what level of care is needed.

Case Summary/Background

- Depending on the level of care, the participants must either attend classes three hours per day three days a week or two hours per day two days a week.
- There are no proposed additions to the existing structure.

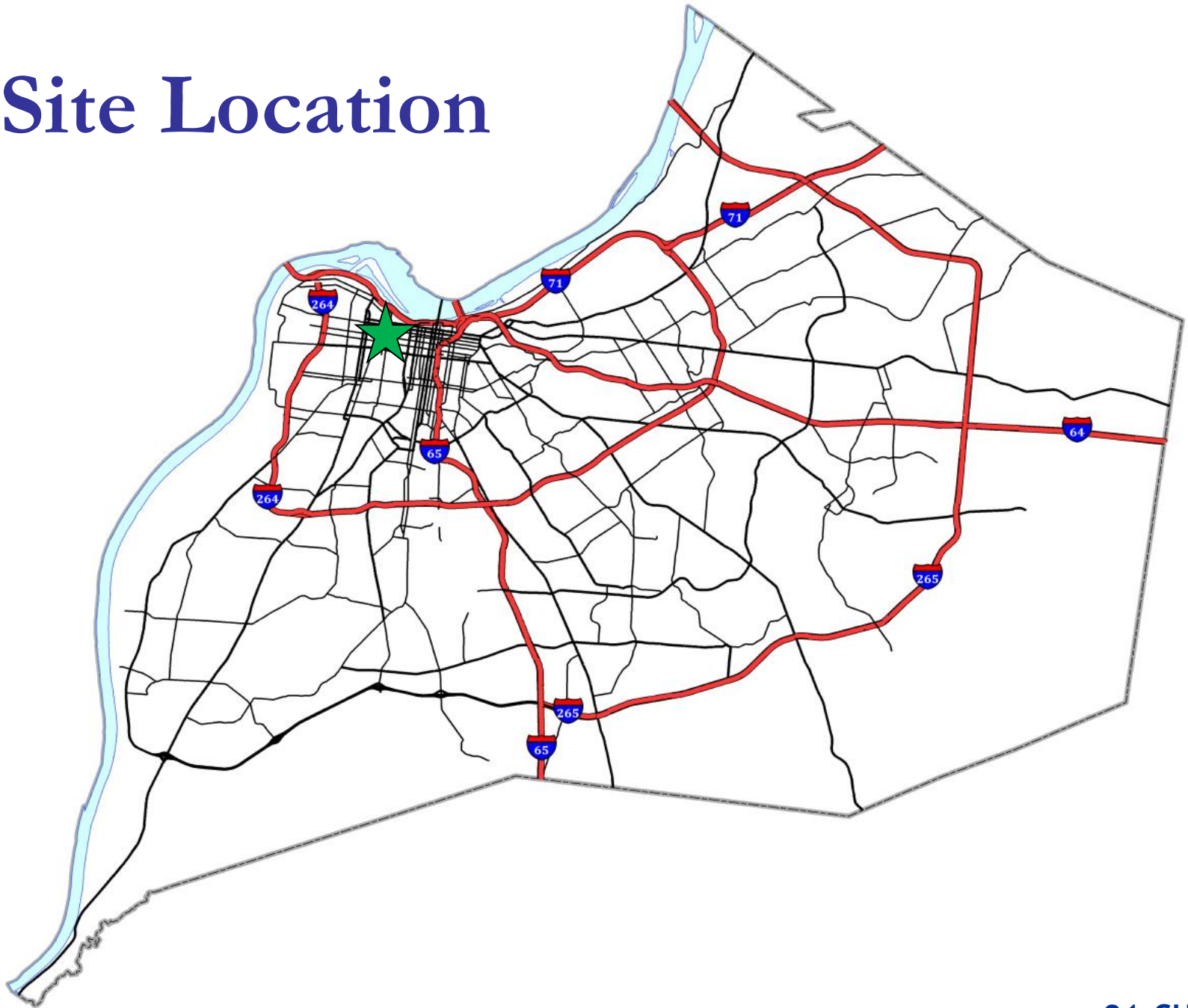
Case Summary/Background

- The subject property does not have any off-street or on-street parking spaces; however, the subject property is within 190 ft. of a TARC route and there is available parking in the area.
- The applicant has applied for a parking waiver for the required parking space that can be approved at staff level.

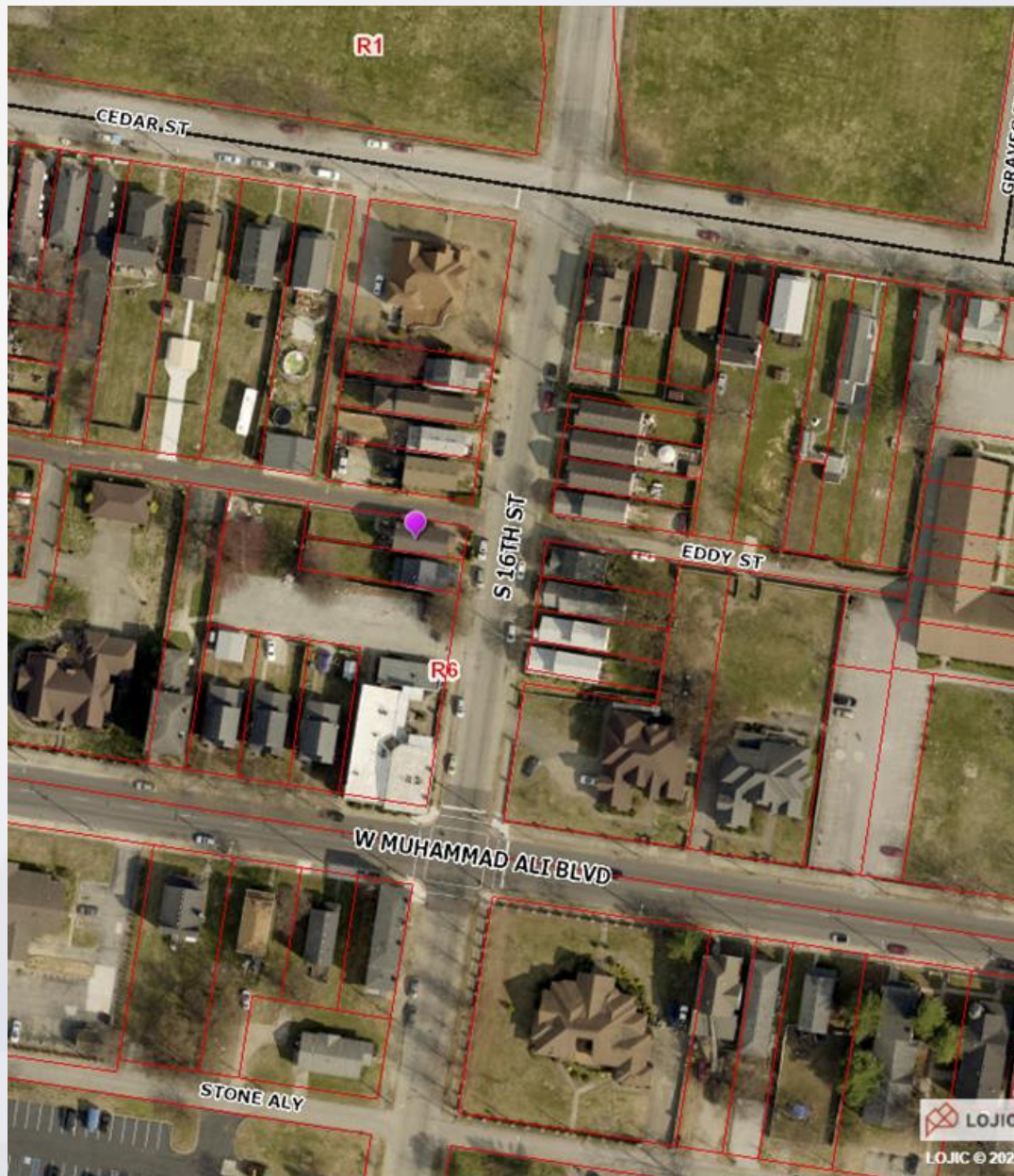
Case Summary/Background

- The landscape waiver is for section 10.2.4 of the LDC, which requires a perimeter landscape buffer and screening adjacent to residentially zoned property.
- Staff is supportive of the landscape waiver and the applicant has installed a privacy fence along the affected property lines.

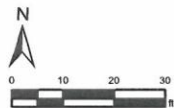
Site Location







Site Plan



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MAY 18 2021

PLANNING DEPARTMENT
SERVICES

432 S. 16th St

Tuesday, May 18, 2021 | 12:43:39 PM

No new construction.



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This map is not a legal document and should only be used for general reference and identification.

21-P.U.PPA-0071

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Staff Findings

- There are 11 listed requirements and they will either be met, must be met, or need to be granted relief. The applicant will need relief from items D. and F. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and a Landscape Waiver.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a transitional home in the R-6 Residential Multi-Family zoning district Land Development Code (LDC) 4.2.55 and a Landscape Waiver to not provide the perimeter landscape buffer areas.

Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a transitional home until further review and approval by the Board.

Conditions of Approval

3. Prior to lawful commencement of the transitional home use the applicant shall obtain all permits and necessary approvals required by the Office of Construction Review and other governmental agencies.

4. Maximum full time occupancy shall be limited to eight persons or the maximum allowed by the property maintenance code.