

February 28, 2026

Dear Planning Staff,

I respectfully request approval of a conditional use permit of the property located at 1203 LaRue Avenue, Louisville, Kentucky 40213. I recently purchased the property on 2/26/26, under our company The Bettys LLC. Our plan involves utilizing the space for a mental health therapy practice that I own and will manage with my business partner, Steffany Knauer LCSW. Chapter 4.2.20 indicates that health care practitioners as determined by the department by administrative regulations promulgated under KRS Chapter 13A may be allowed on an R-5 district where property is situated on an arterial or collector level street.

The subject property contains an existing structure suitable for conversion to a small-scale professional office. The proposed use will operate during standard business hours, generate limited vehicular traffic (approximately eight–fifteen clients per day), and will not involve retail sales, outdoor storage, late-night operations, or industrial activity. There is space for a total of 4 offices which will all be utilized by LCSW therapists. We will need to request relief from the floor area standard (4.2.20 A) as this structure lists approx. 1,671 above grade footage. The request promotes efficient use of existing infrastructure as there is no plan for structural additions or removals.

The district is appropriate for the site due to its location and the existing mix of residential and non-residential uses in the surrounding area. The addition of a mental health group presents a logical transition that allows for professional services while preserving the residential character of the neighborhood.

Adequate off-street parking will be provided in accordance with the Louisville Metro Land Development Code. Currently there is existing space for five client vehicles to be parked off street without making any adjustments or modifications to current surface space.

Approval of this rezoning will allow the property to be used in a manner that promotes public health, safety and general welfare of community members. For these reasons, the applicant respectfully requests favorable consideration of this request.



Kathryn Fischer

Licensed Clinical Social Worker, KY License#254666

NPI #1467086744

Owner, The Bettys LLC

Owner, The Zen Den LLC

Dear Planning Staff / Board of Zoning Adjustment Members,

Re: Eligibility for conditional use permit

I am writing to outline why we believe the property located at 1203 Larue, currently zoned R-5A Residential Multi-Family, may be eligible for consideration of a Conditional Use Permit under the applicable zoning regulations and Kentucky statutes.

The R-5A Residential Multi-Family District is intended to support medium-density residential development while allowing a range of complementary uses that serve the surrounding community. In addition to residential dwellings, the district permits institutional and community-oriented uses such as libraries, educational institutions, religious buildings, and assisted living residences. These permitted uses demonstrate the district's intent to accommodate services that support public welfare while remaining compatible with residential character.

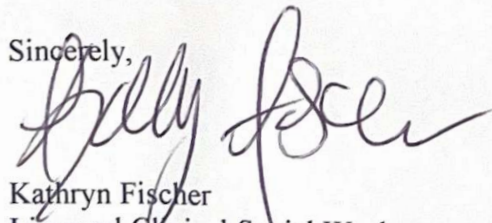
Under Chapter 4, Part 2, Section 4.2.20 of the zoning regulations, professional offices such as those of a doctor, dentist, chiropractor, or other licensed professional may be considered as conditional uses when they meet established criteria. Licensed Clinical Social Workers (LCSWs) are regulated under KRS Chapter 13A and KRS 335.100 and are recognized healthcare providers whose services directly promote public health, mental wellness, and community stability. As such, an LCSW practice aligns with the category of "other professional" offices contemplated by Chapter 4.2.20.

Importantly, an LCSW office is low-impact in nature, typically generating minimal traffic, limited signage, and standard business hours that are compatible with surrounding residential uses. These characteristics are consistent with the intent of the R-5A district and mirror the impacts of other professional and institutional uses already permitted or conditionally allowed within the zone.

Based on the district's stated purpose, we hope the allowance for conditional professional uses under Chapter 4, and the recognition of LCSWs as licensed healthcare providers under Kentucky law, the proposed use at 1203 Larue meets the criteria for consideration of a Conditional Use Permit. Granting such a permit would further the district's goal of supporting community-serving uses while maintaining the residential integrity of the area.

Thank you for your time and consideration. Please feel free to contact me if additional information or clarification is needed.

Sincerely,



Kathryn Fischer
Licensed Clinical Social Worker
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