

# 16CUP1023

## 811 Fetter Avenue



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**

**September 12, 2016**

# Requests

- Conditional Use Permit to allow an accessory apartment in an R-5 zoning district.
- Approval of an alternative landscape plan.
- Variance to allow the accessory structure/use area to exceed the required 60 depth

# Case Summary/Background

- The applicant is proposing to build a one-story detached garage will that have an apartment attached. The garage will have a building footprint of 600 square feet and the apartment will have a footprint of 650 square feet. The total footprint will be 1,250 square feet.

# Zoning/Form Districts

Subject:

Existing: R-5/TN

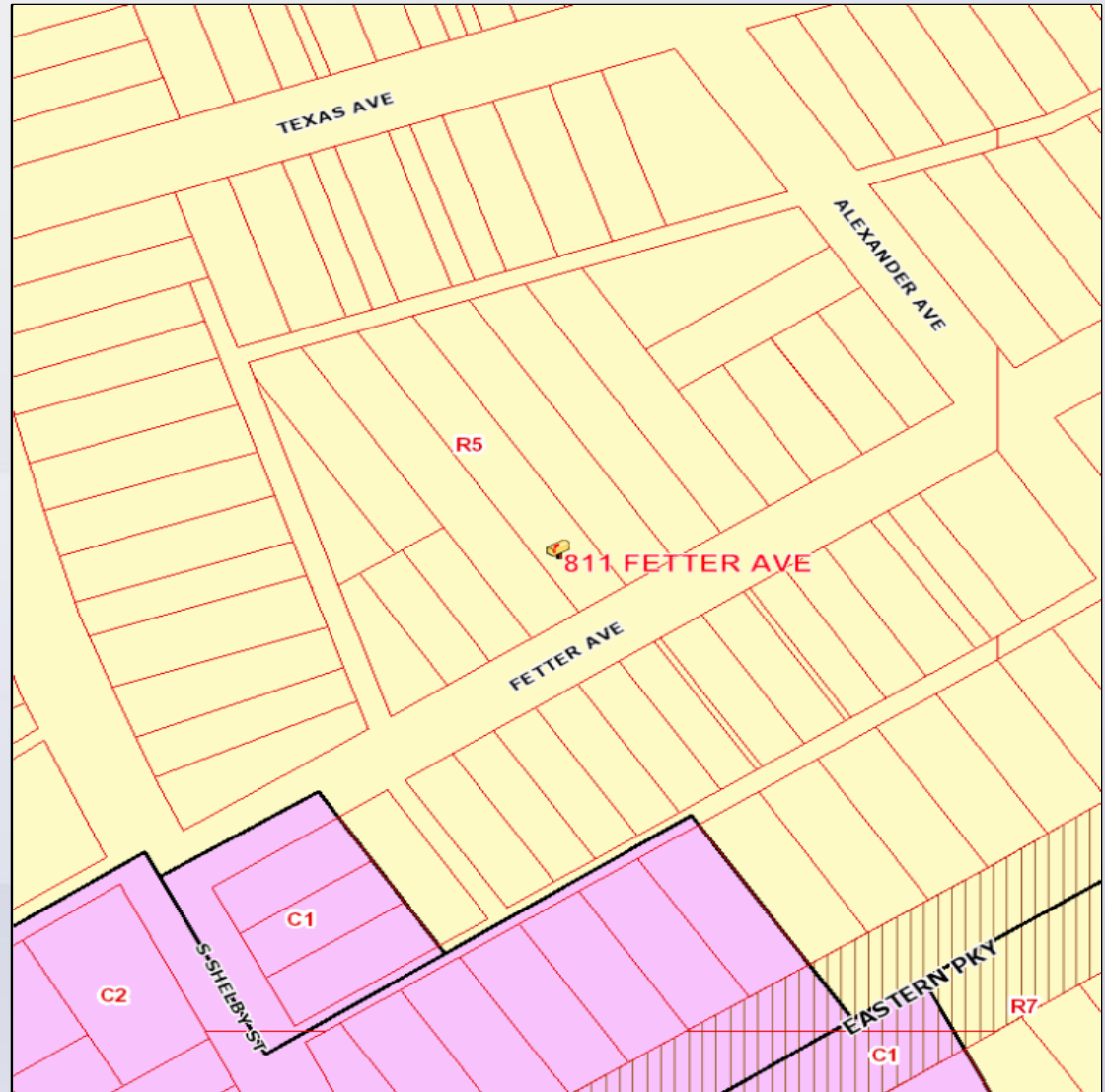
Proposed: R-5/TN

North: R-5/TN

South: R-5/TN

East: R-5/TN

West: R-5/TN



# Aerial Photo/Land Use

Subject:

Existing: Residential

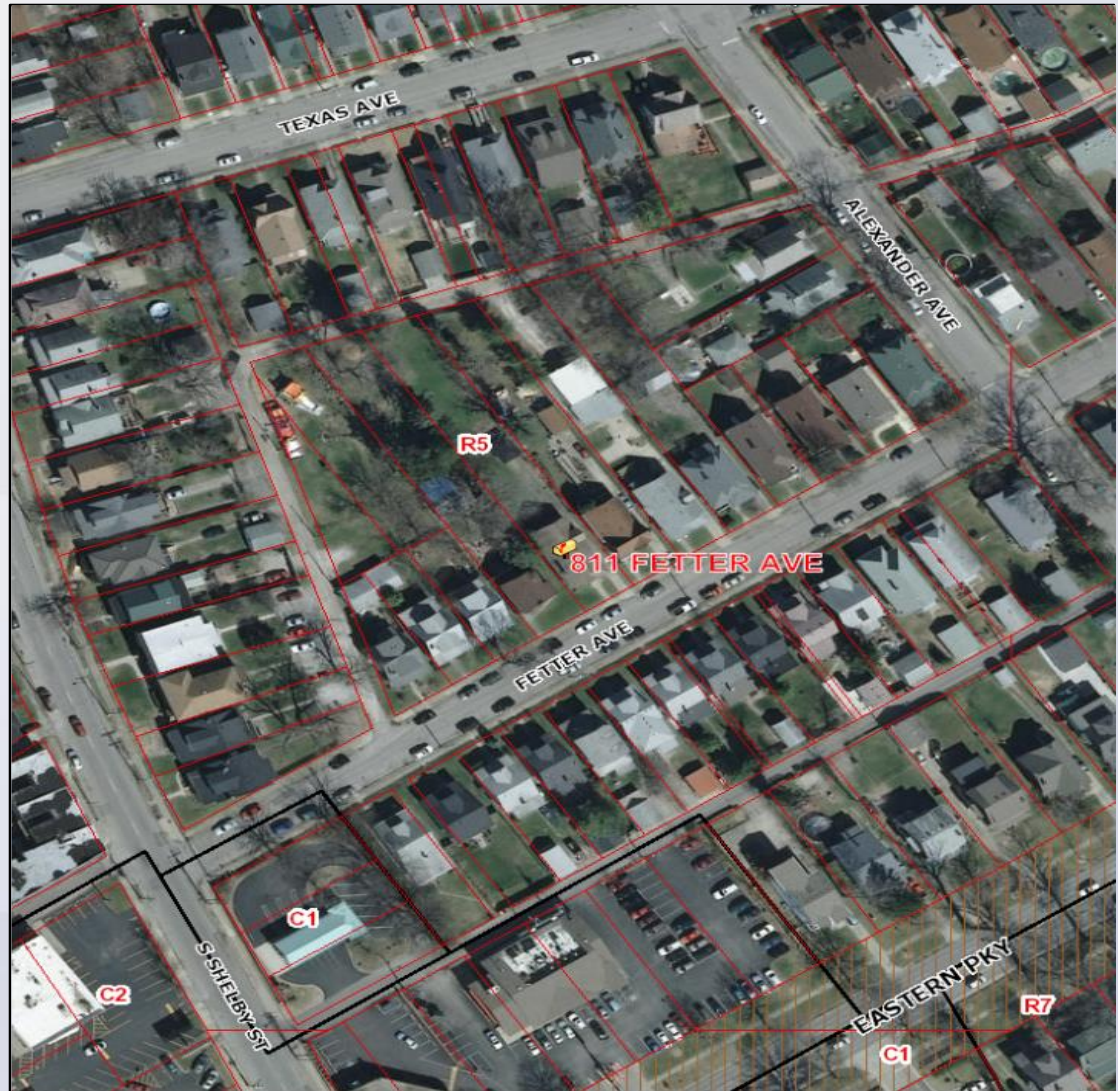
Proposed: Residential

North: Residential

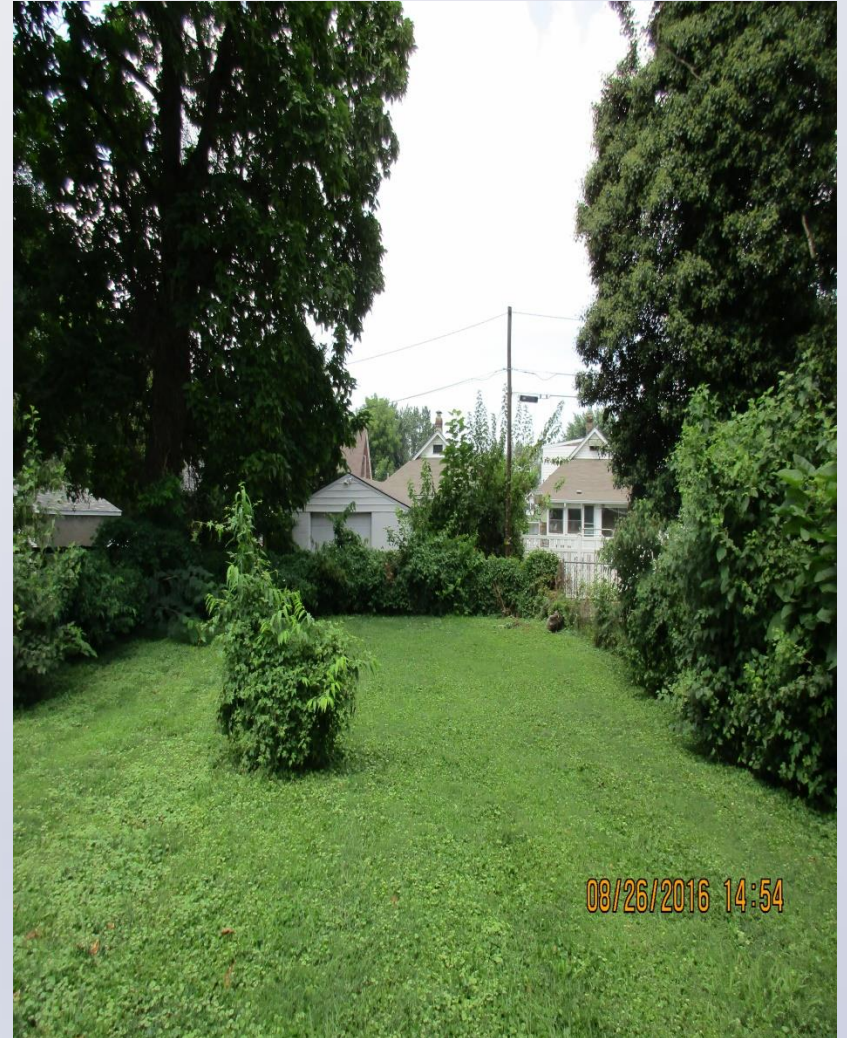
South: Residential

East: Residential

West: Residential



# CUP Area



# CUP Area/Alley

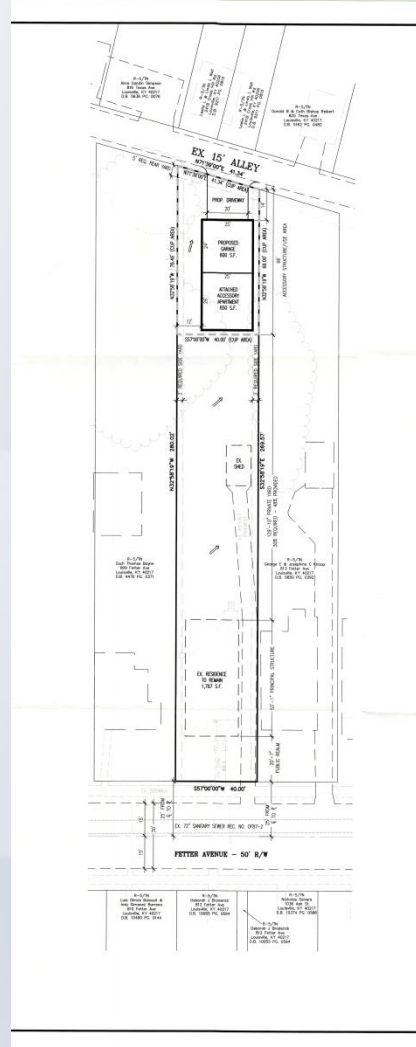


# Alley





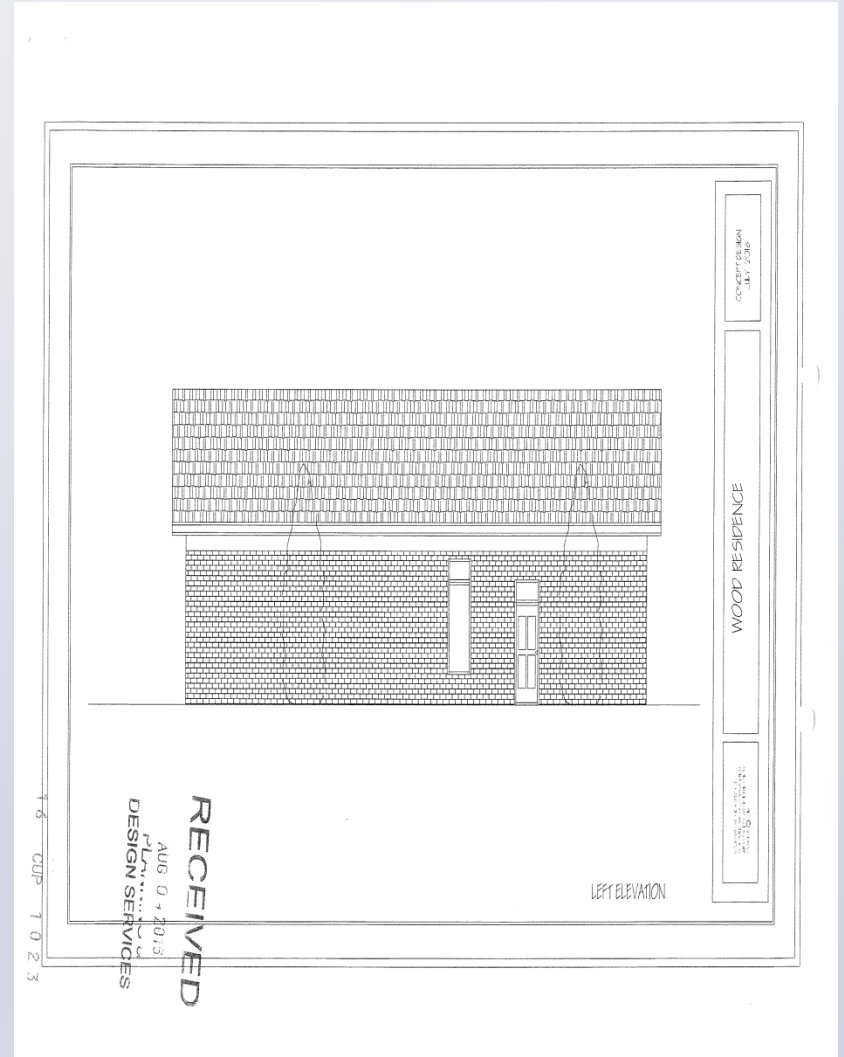
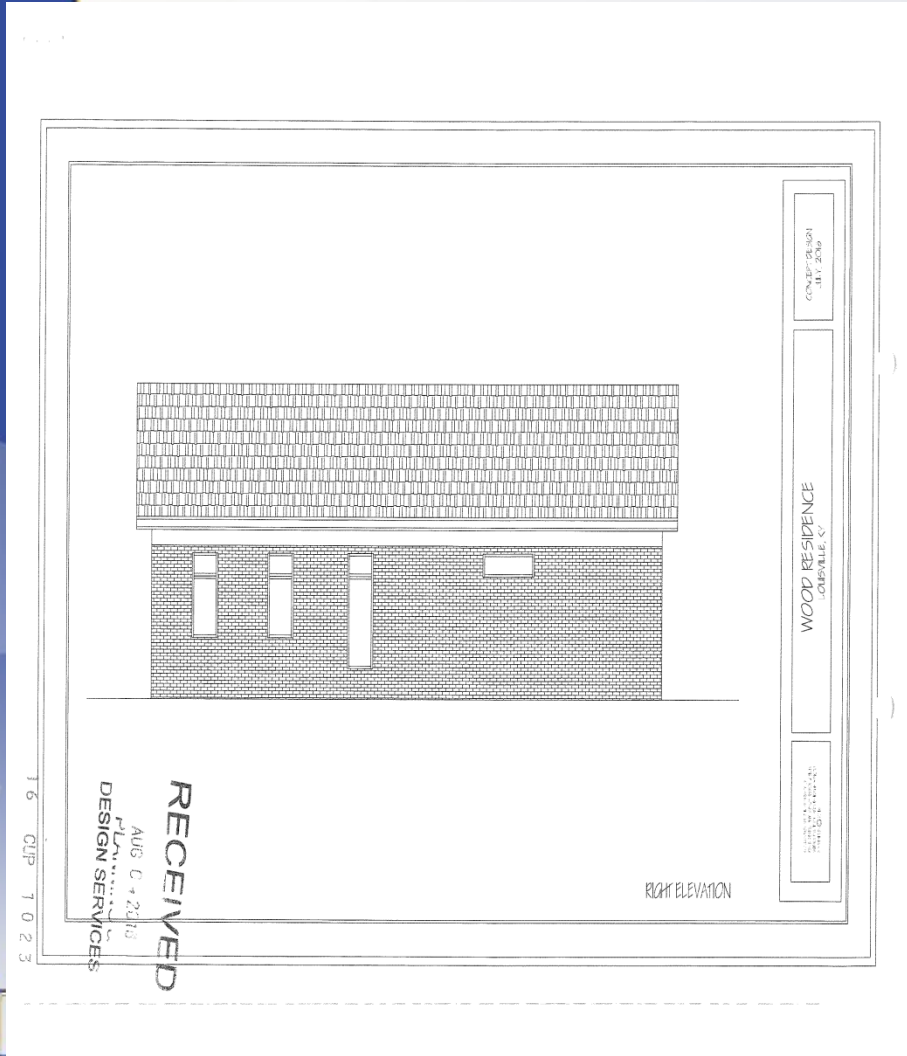
# Applicant's Development Plan



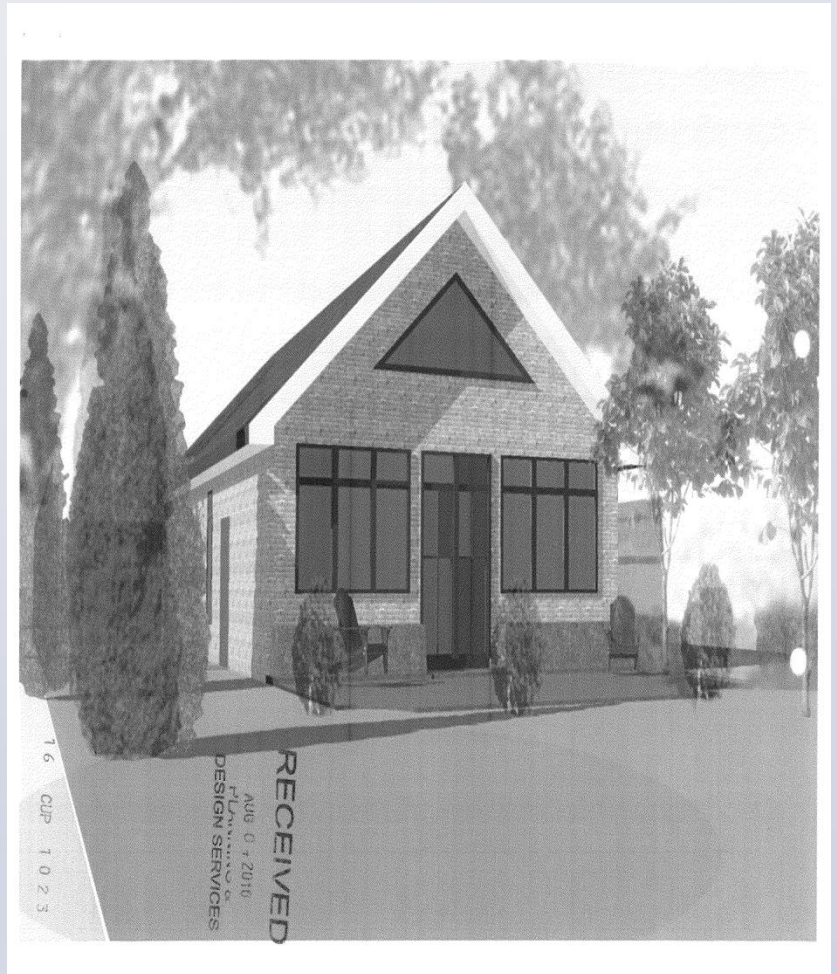
# Elevations



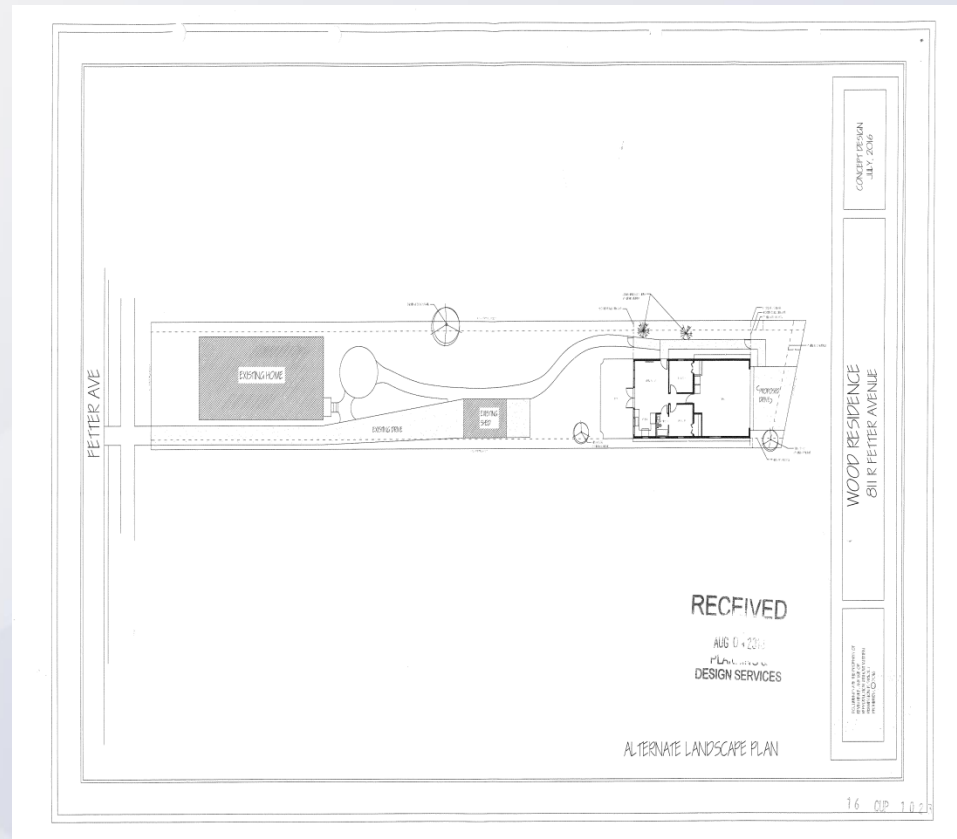
# Elevations



# Elevations



# Alternative Landscape Plan



# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and variance.

# Required Actions

- Approve or Deny
- Conditional Use Permit to allow an accessory apartment in an R-5 zoning district.
- Approval of an alternative landscape plan.
- Variance to allow the accessory structure/use area to exceed the required 60 depth