

21-CUP-0130
3240 Herman Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
December 6, 2021

Request(s)

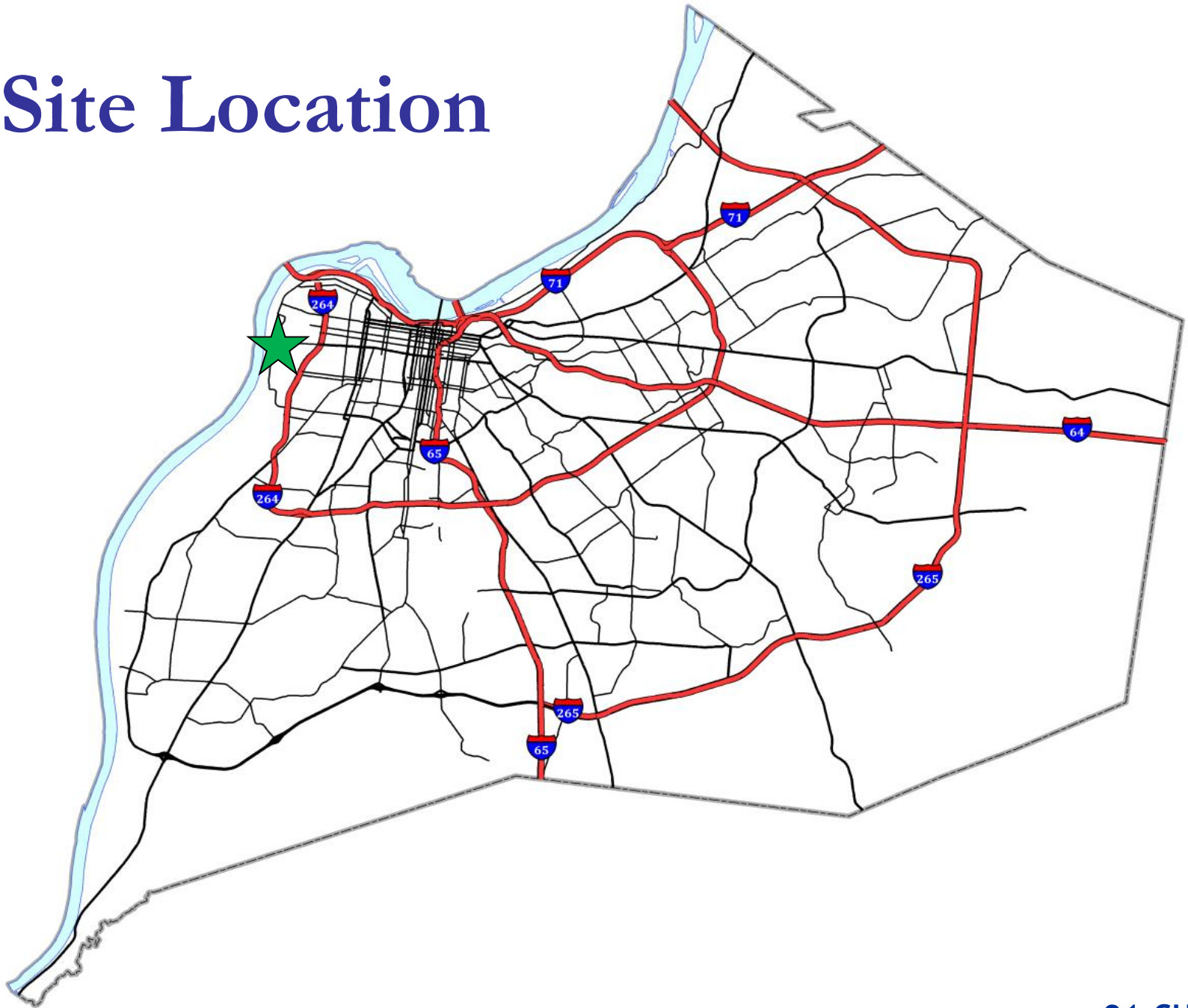
- **Conditional Use Permit** to allow a rehabilitation Home
- **WAIVER** from Land Development Code (LDC) Section 10.2.4. to eliminate the required property perimeter landscape buffer area

Location	Requirement	Request	Waiver
Perimeter of Property	15ft.	0	15ft.

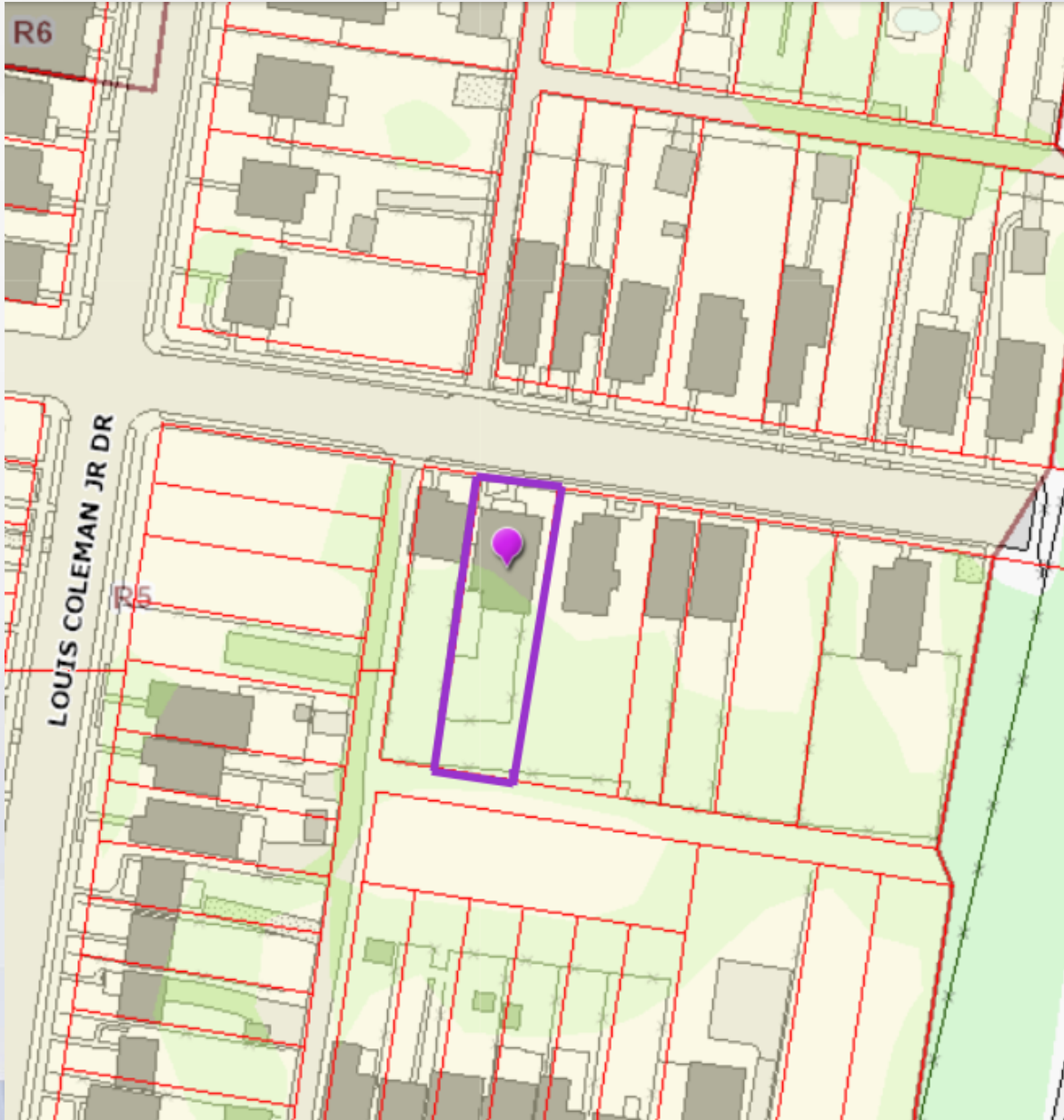
Case Summary/Background

- The applicant is proposing to operate a rehabilitation home for women over the age of 18.

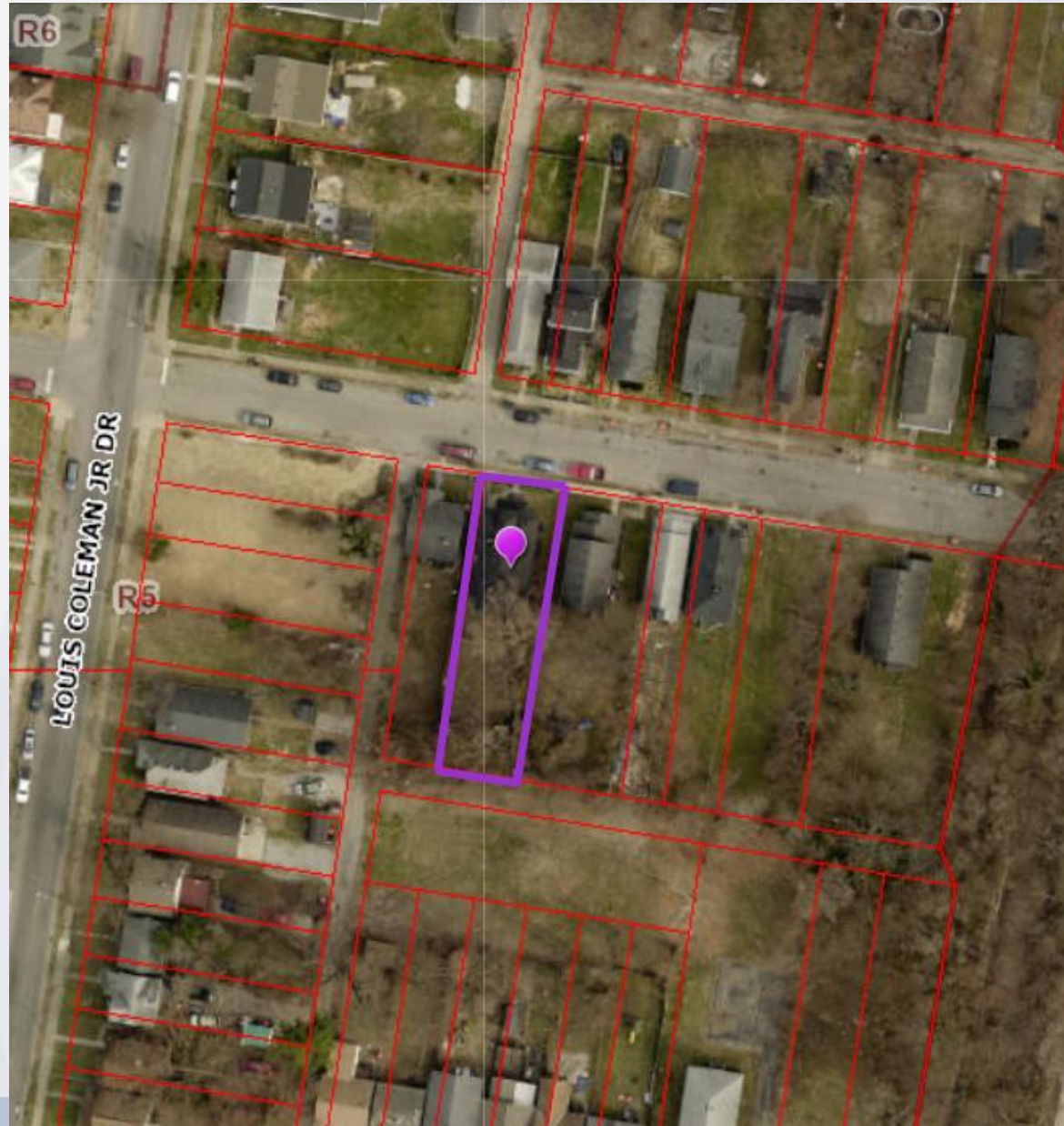
Site Location

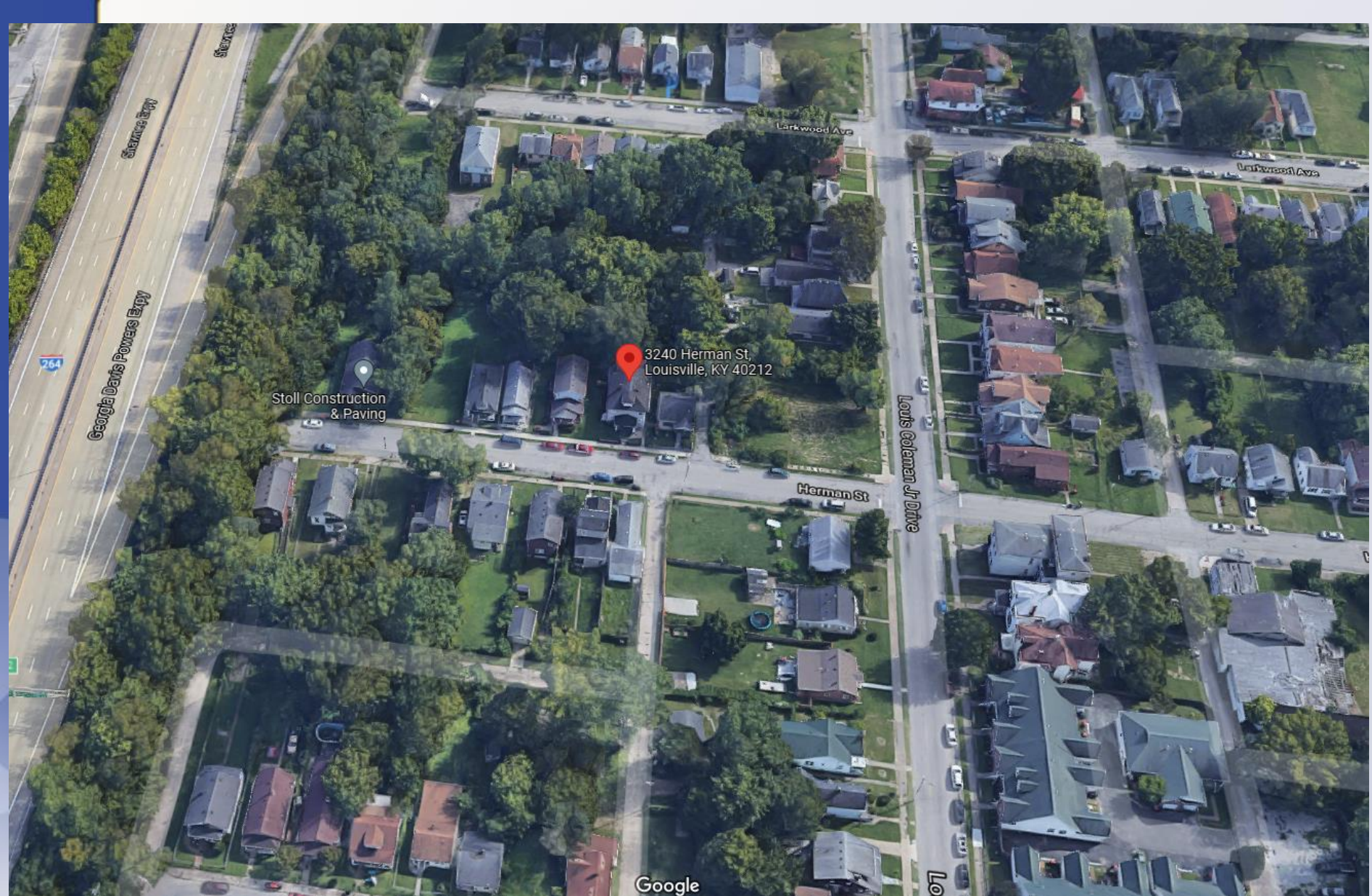


Zoning/Form Districts



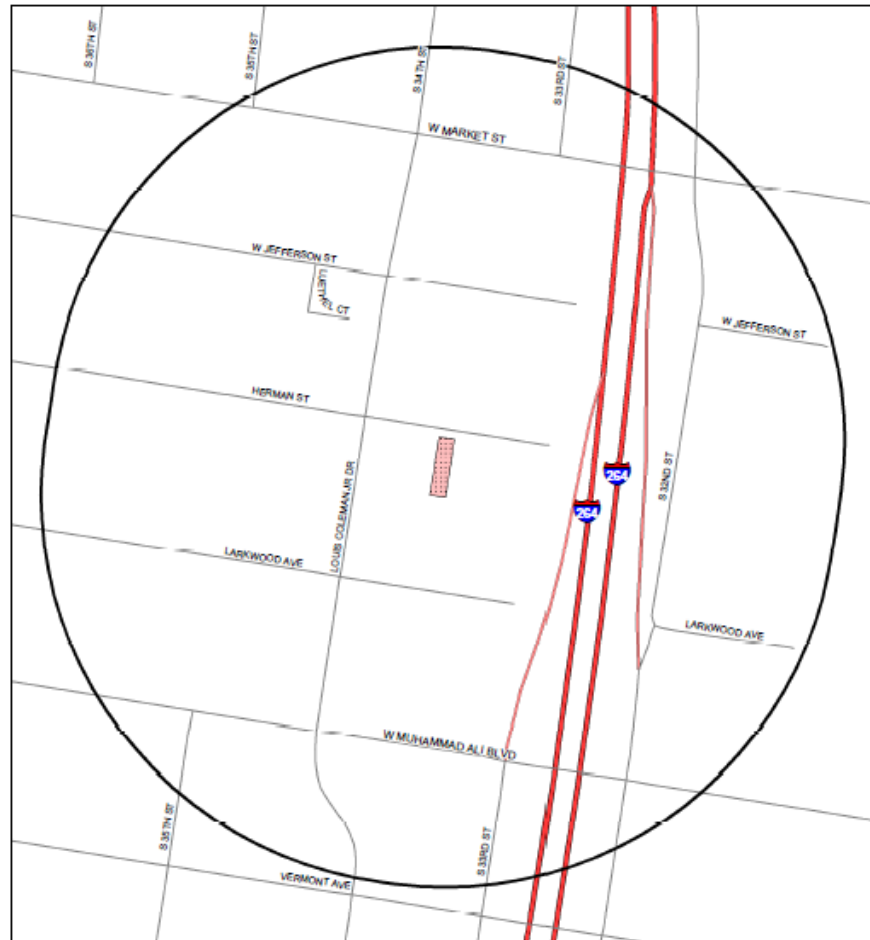
Aerial Photo/Land Use





Similar Uses



Map Created: 11/05/2021



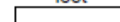
This map includes boarding and lodging houses, transitional housing, rehabilitation homes, and homeless shelters that have an approved conditional use permit. This map does not include transitional houses that are nonconforming uses, exist by right, pending applications, or unlawful uses.

3240 Herman St
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Legend

-  Subject Site
-  Buffer

feet



290



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Front



Property to the Right



11/18/2021 18:07

Property to the Left



Side of Residence



Looking Toward Rear Yard



Staff Findings

- There are ten listed requirements and the applicant will be asking for relief from item F.
- Item G. does not apply since this site is not located in a nonresidential zoning district.
- 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 landscape waiver.

Required Actions

Approve or Deny

- **Conditional Use Permit** to allow a rehabilitation home
- **WAIVER** from Land Development Code (LDC) Section 10.2.4. to eliminate the required property perimeter landscape buffer area

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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 rehabilitation home use until further review and approval by the Board.
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 sixteen persons, or the maximum allowed by the property maintenance code.