

17CUP1032

284 Ridgeway Avenue



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

August 9, 2017

Request

- Conditional Use Permit to allow off-street parking in an R-5 zoning district.

Case Summary/Background

The applicant is proposing to add 35 parking spaces to the existing Willis Klein business. The applicant is proposing a new 10,800 square foot two-story building on the adjacent lot. The conditional use permit area is 0.35 acres. The existing residence on site will be removed.

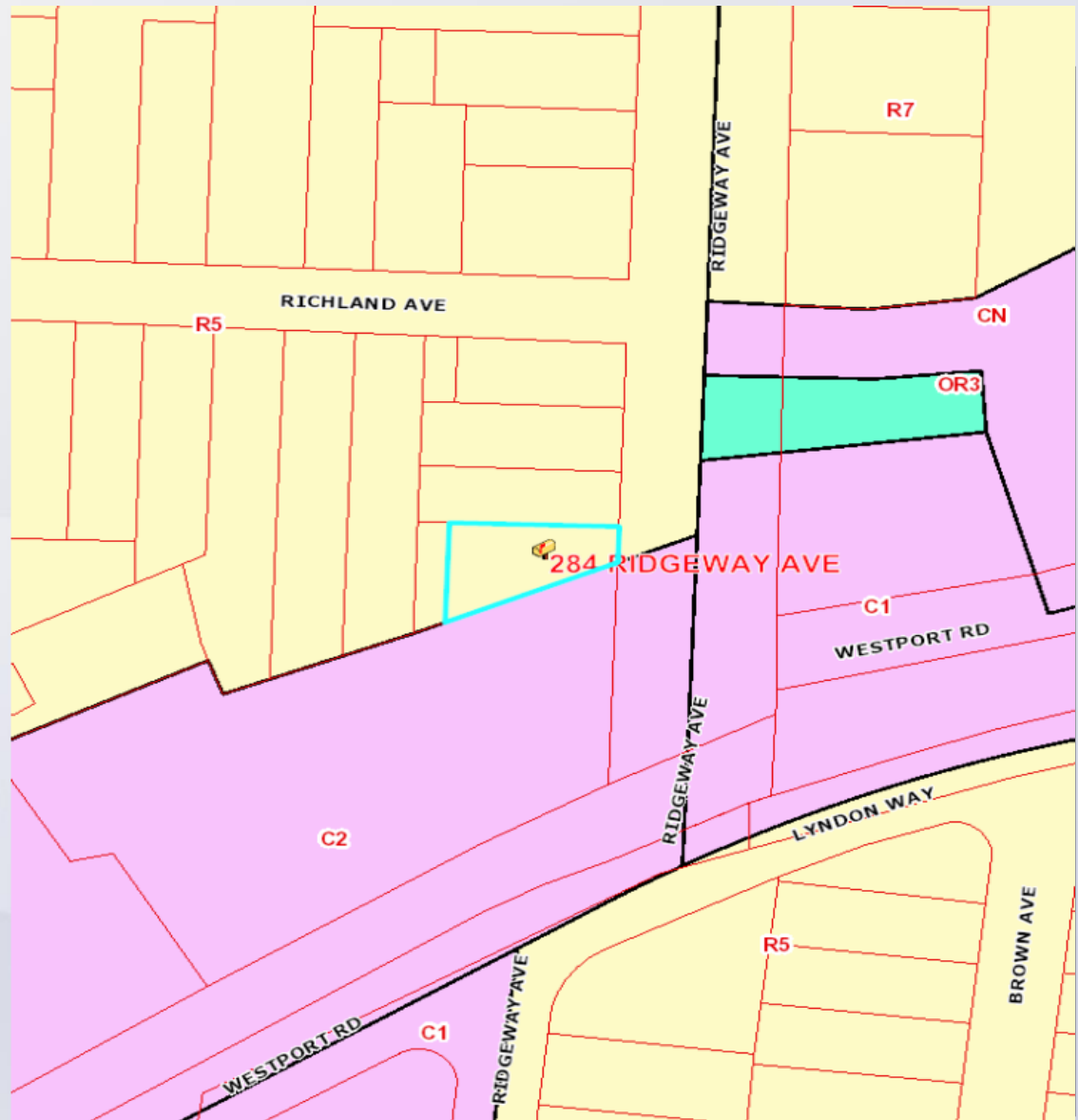
Zoning/Form Districts

Subject:

- Existing: R-5/N
- Proposed: R-5/N

Surrounding:

- North: R-5/N
- South: C-2/TC
- East: C-1/TC
- West: R-5/N



Aerial Photo/Land Use

Subject:

- Existing: Vacant Residential
- Proposed: Off-Street Parking

Surrounding:

- North: Residential
- South: Commercial
- East: Commercial
- West: Residential



Front Yard/Parking



Looking North Front Yard & Rear Yard



Looking East from Rear



Conclusions

- The proposal meets the applicable policies of the Comprehensive Plan and there are seven specific standards required to obtain the conditional use permit requested. The applicant will be asking for relief from item c. 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 Development Code (April 2001 version) for a conditional use permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow off-street parking in an R-5 zoning district.