

19-CUP-0056
1830 Date Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

October 7, 2019

Request

- **Conditional Use Permit for Transitional Housing (LDC 4.2.55)**
 - **Relief 1:** to permit building to be closer than 30 ft from south, east and west property lines to accommodate existing residential structure (LDC 4.2.55.1.)
 - **Relief 2:** from all applicable LDC requirements, including but not limited to floor area ratio, building setback, landscape buffers and building heights, to accommodate existing residential structure (LDC 4.2.55.A.5)

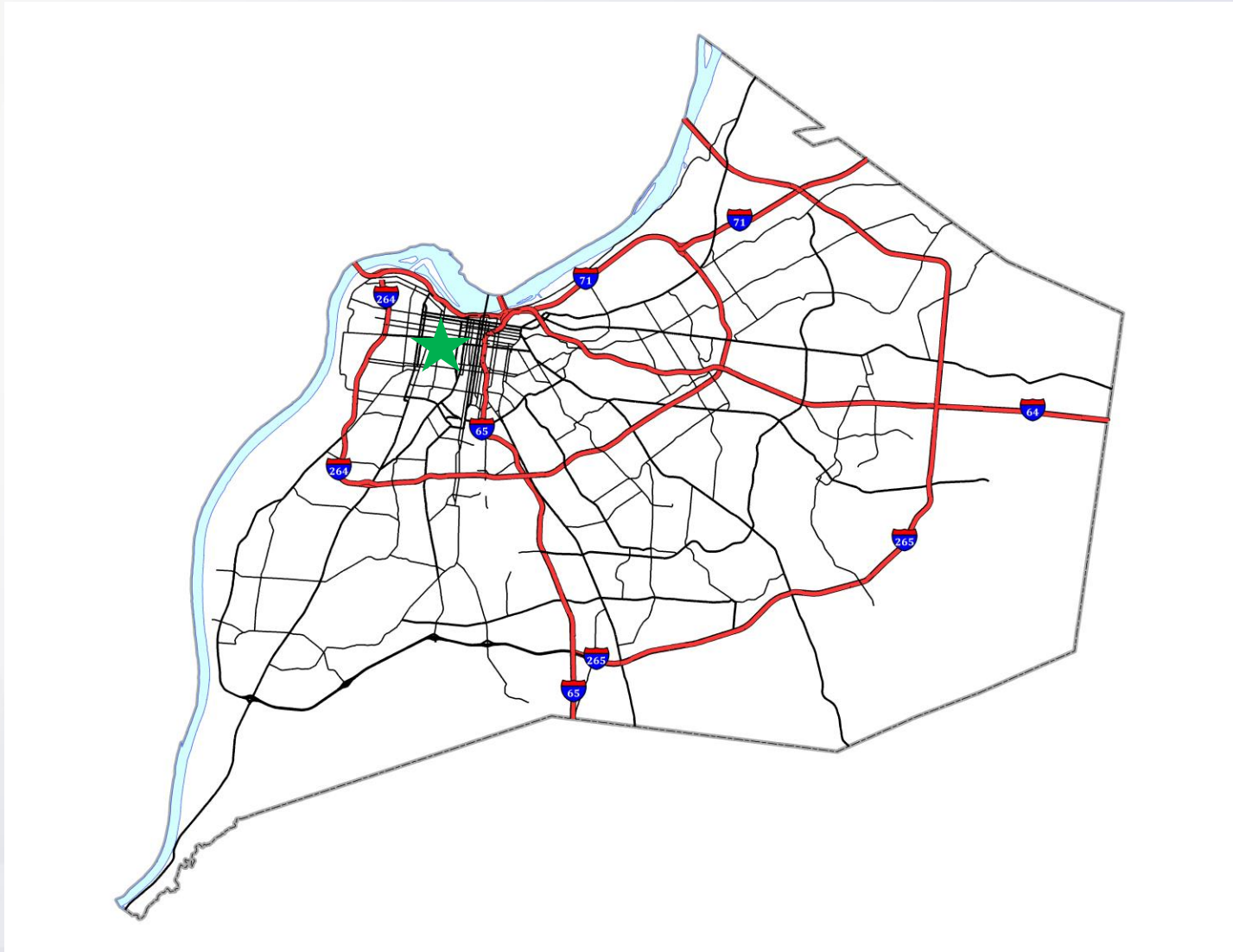
Case Summary/Background

- Located on the south side of Date Street between Dixie Highway and Dr. W. J. Hodges Street
- 0.08 acre site with existing 1,456 sq ft residence
 - Four bedrooms to house eight residents
 - On-site house monitor
 - Counseling and other services provided on-site by the Kristy Love Foundation
- No exterior construction or site alteration proposed
- One on-street parking space; no off-street parking available
- Reliefs requested to accommodate existing site development
 - Structure is closer than 30 ft from front and side property lines
 - Site development does not meet all current LDC requirements

Case Summary/Background

- Proposed use currently operating under a Notice of Violation
- Pre-application filed on 7/10/2018; formal application filed on 7/11/2019
- Neighborhood meetings held on 1/10/2019 and 6/12/2019
- Multiple approved, proposed and existing similar facilities within 1/2 mile radius of site
- Upon approval of the requested CUP, applicant required to obtain all additional permits and/or approvals required by Office of Construction Review (Condition of Approval 2)

Site Location



Zoning / Form District

Subject Site

Existing: R-5 Single-Family Residential

Proposed: R-5 Single-Family Residential
w/CUP for Transitional Housing

All Adjoining Sites

R-5 Single-Family Residential

All Sites

Traditional Neighborhood form district



Land Use

Subject Site

Existing: Transitional Housing

Proposed: Transitional Housing

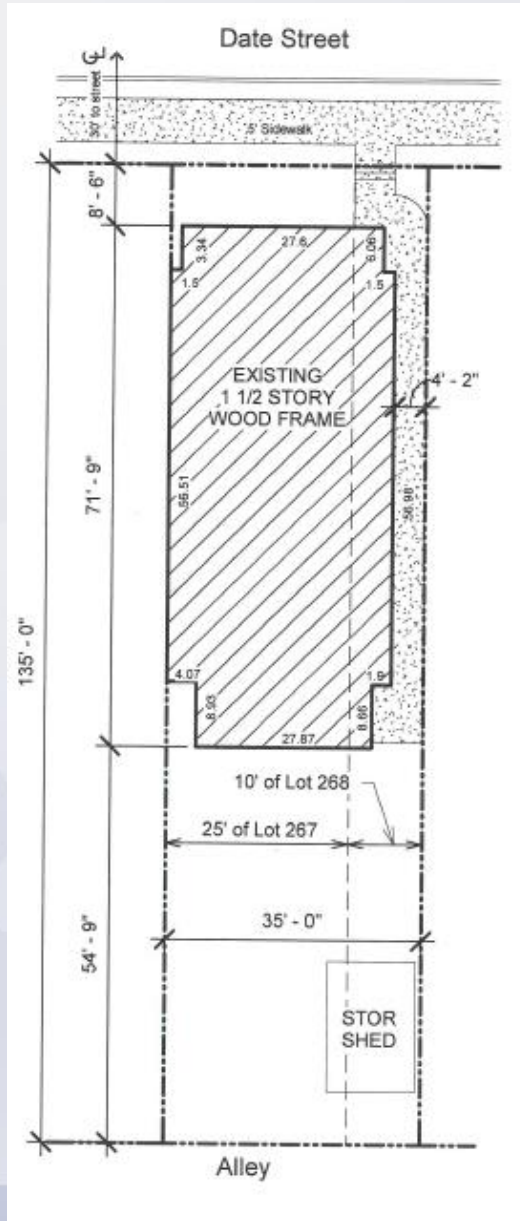
Adjoining Sites

South/East/West: Single-Family Residential

North: Transitional Housing



Development Plan



Site Photos



Site Frontage

Site Photos



Site Photos



Site Photos



Site Photos



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a Conditional Use Permit as established by the Land Development Code.

Required Actions

APPROVE / DENY

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