

15CUP1007 2733 West Market Street



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

January 9, 2016

Requests

- Conditional Use Permit to allow a boarding and lodging home in an R-6 zoning district
- Request to not add landscaping and buffering to the site

Case Summary/Background

- The applicant is seeking to come into compliance with the new boarding and lodging home requirements.
- The residence will have five bedrooms and one person per room. All residents will have their private sleeping area, which is supplied with a bed, local and long distance phone service, cable, microwave, and mini refrigerator.
- They will share the kitchen, laundry, and two full bathrooms. There will be one staff member that stays in the residence to enforce the house rules such as no drugs on premises.
- The manager will clean the kitchen, hallway, and bathrooms daily. Also the manager will be responsible for cutting grass and snow removal as needed.

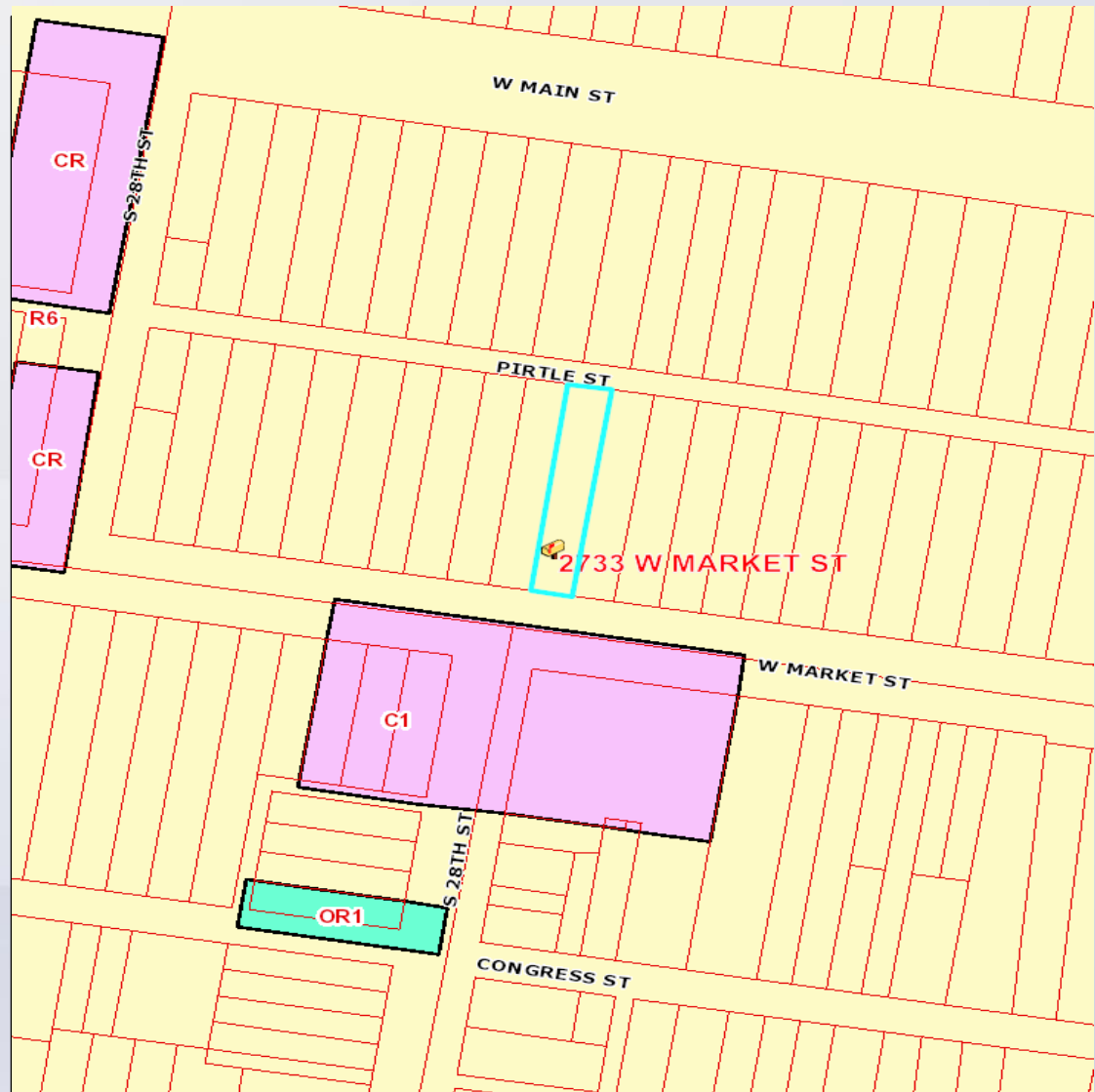
Zoning/Form Districts

Subject:

- Existing: R-6/TN
- Proposed: R-6/TN

Surrounding:

- North: R-6/TN
- South: C-1/TN
- East: R-6/TN
- West: R-6/TN



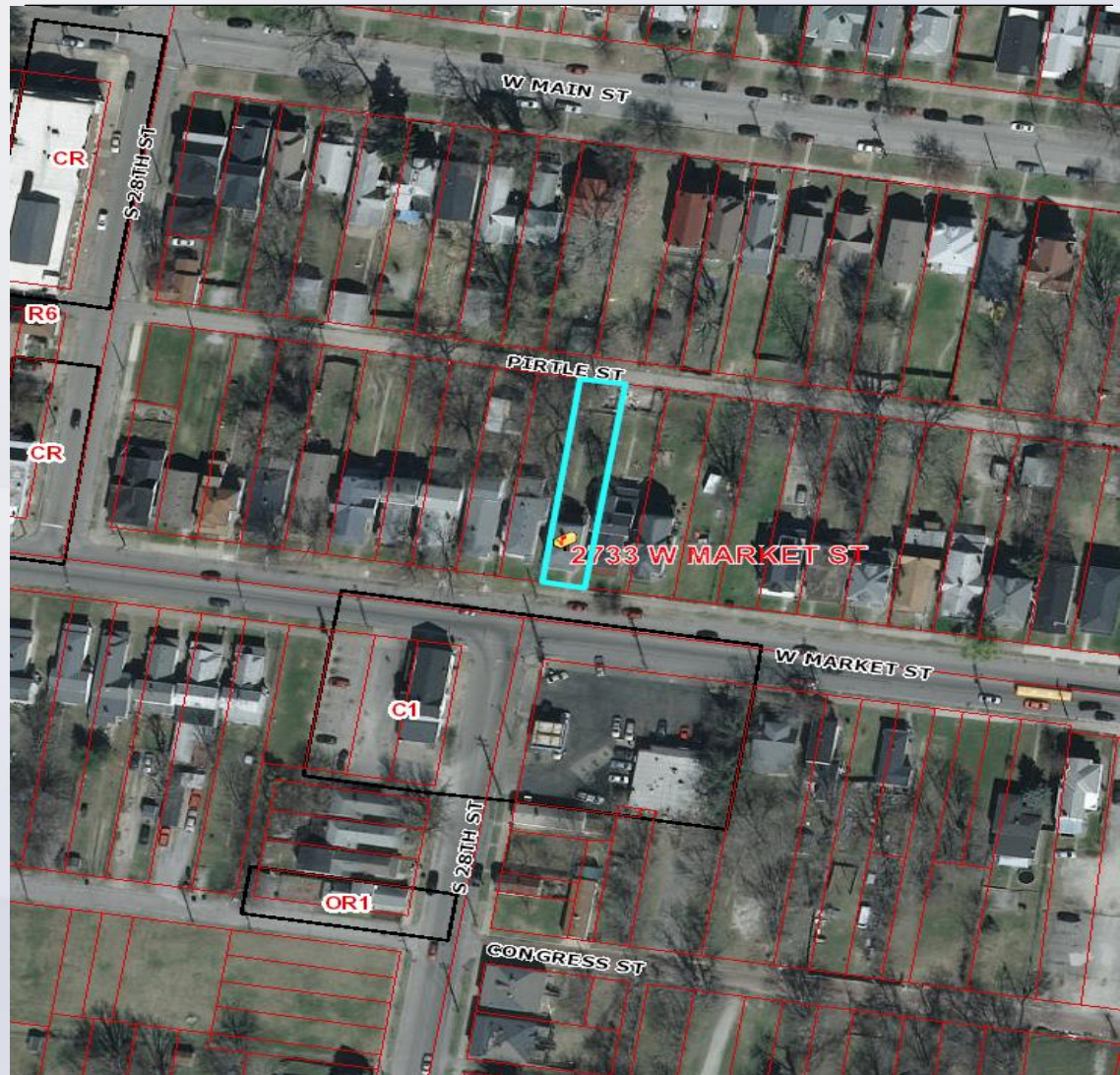
Aerial Photo/Land Use

Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

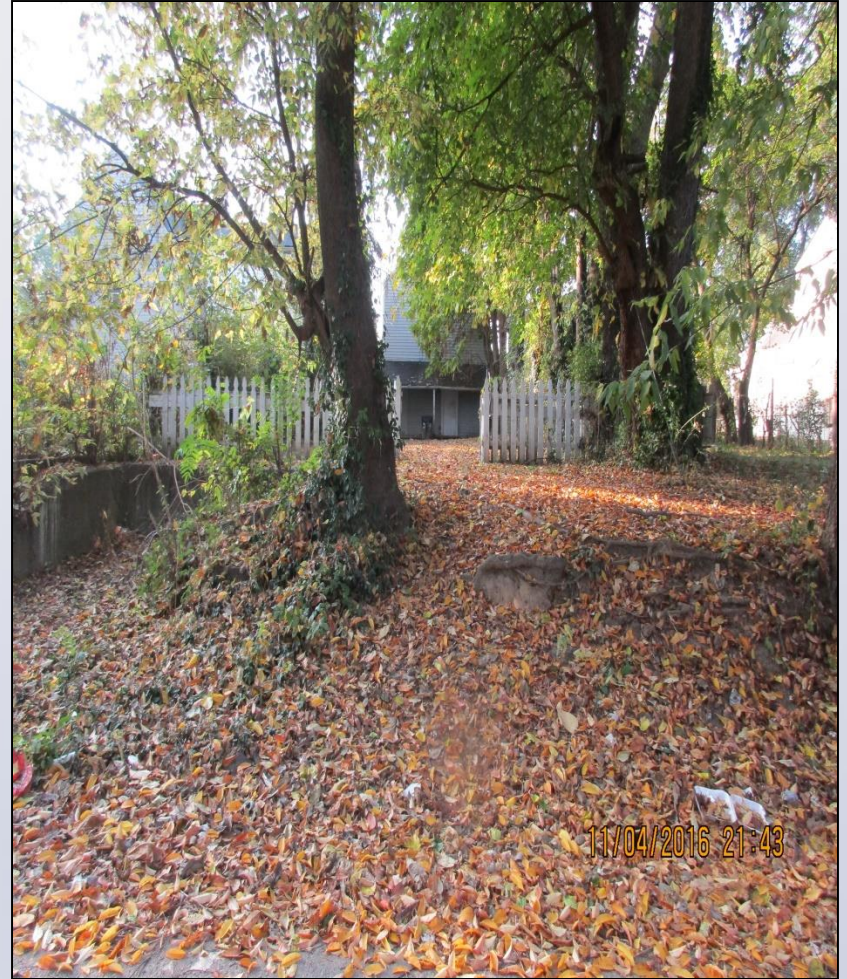
- North: Residential
- South: Commercial
- East: Residential
- West: Residential



CUP Area/Across the Street



CUP Area/Alley



Rear of Property

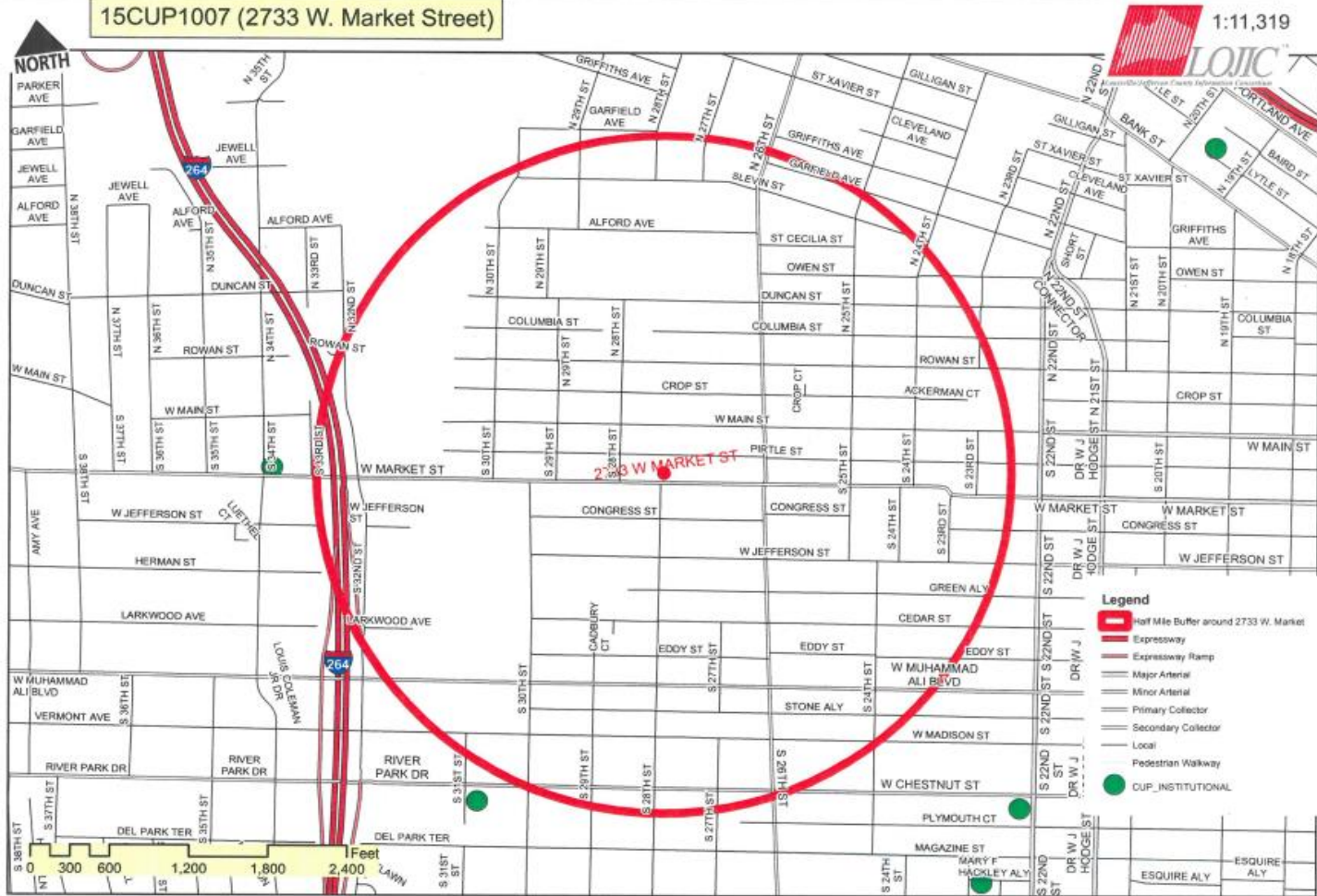


Uses within 1/2 mile

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15CUP1007 (2733 W. Market Street)

1:11,319



Applicant's Development Plan

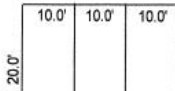
NOTES:

1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown here.
4. Surrounding owner information is shown per PVA records.
5. The basis of bearing was scaled from LOJIC map.
6. Unless otherwise shown, structures shown are the footprint only.
7. This site is located in Zone X per Firm Map 2111C0024 E dated December 5, 2006 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the firm and shall not be construed as a confirmation or denial of flooding potential.
8. MSD single lot residential permit required prior to construction.

PARKING SUMMARY

BOARDING HOME
 MINIMUM REQUIRED:
 0.75 SPACES FOR EACH BEDROOM
 5 BEDROOMS = 4 SPOTS
 MAXIMUM ALLOWED:
 1.5 SPACES FOR EACH BEDROOM
 NUMBER OF BEDROOMS = 5
 5 BEDROOMS = 8 SPOTS

TOTAL PARKING PROVIDED:
 3 ONSITE SPACES, 1 ON STREET SPACE
 TOTAL SPACES = 4



TYPICAL PARKING SPACE LAYOUT
(No Scale)



LAND SURVEYORS CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision on March 23, 2015 by the method of random traverse. The unadjusted precision ratio of the survey is 1:35,472 and was not adjusted. The survey as shown hereon is an "Urban" Survey and the accuracy and precision of said survey meets all the specifications of this class.

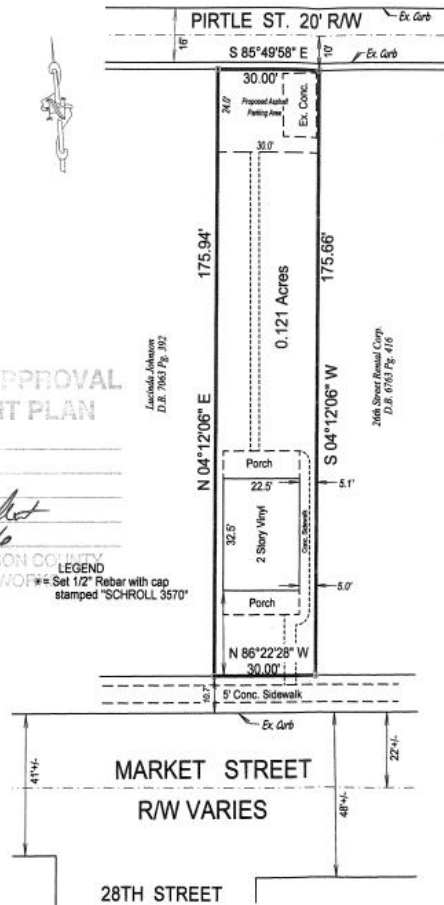
William D. Schroll III Date 9-16-16
 Professional Land Surveyor, Kentucky Registration No. 3570

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Tommy Markert*
 DATE: 10-17-16

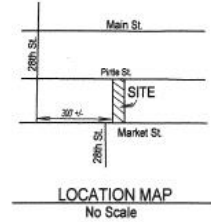
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS
 LEGEND
 ** Set 1/2" Rebar with cap stamped "SCHROLL 3570"



PRELIMINARY APPROVAL
 Condition of Approval: _____

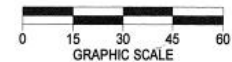
Tony Kelly 10-17-16
 Development Date Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 SEP 29 2016
 PLANNING & DESIGN SERVICES



SITE DATA

LOCATION = 2733 W Market Street
 DEED BOOK 9460, PAGE 238,
 TAX BLOCK 0031 LOT 177
 EXISTING ZONING = R8
 FORM DISTRICT = TN
 COUNCIL DISTRICT = 5
 EXISTING LAND USE = Residential
 PROPOSED USE = BOARDING HOUSE



BOUNDARY SURVEY
 This Survey complies with KAR 18:150

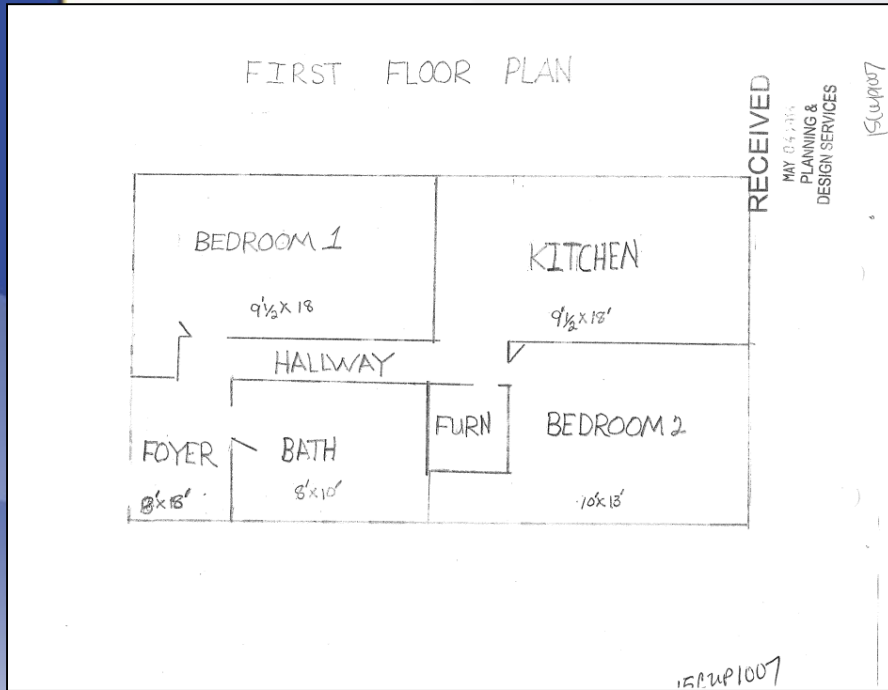
Survey of: 2733 W Market Street
 Louisville, Ky. 40212
 Owner: Willie & Sabrina Jordan
 312 Buck Knobs Rd., Ekron, Ky. 40117
 Source of Title: D.B. 9460 Pg. 238
 For: Willie Jordan
 312 Buck Knobs Rd., Ekron, Ky. 40117

Scale: 1" = 30' Job No: 1943/15
 Drawn Date: 9/14/16 Drawn By: Bill Schroll

SCHROLL LAND SURVEYING LLC.
 5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773

15cup1007

Floor 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.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a boarding and lodging home in an R-6 zoning district
- Request to not add landscaping and buffering to the site