

18CUP1035

330 N. Hubbards Lane



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

July 30, 2018

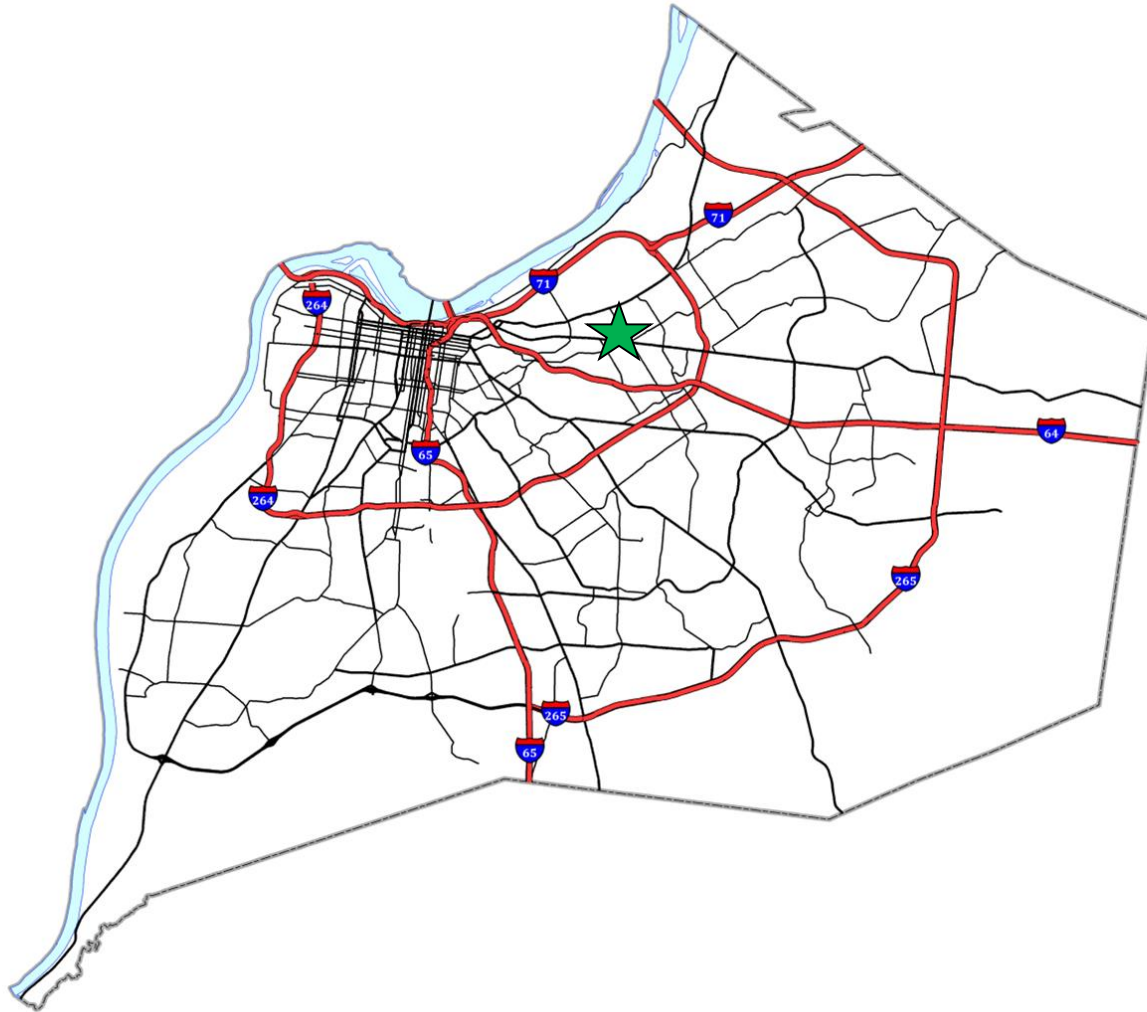
Request

- **Conditional Use Permit for Cemeteries and Mausoleums (LDC 4.2.13)**
 - Relief from LDC 4.2.13.A. to not construct the required fence
 - Relief from LDC 4.2.13.B. to permit the cremated remains site to encroach on the required 30 ft buffer from the Massie Avenue property line and from the existing buildings

Case Summary/Background

- Applicant proposes to set aside a portion of its site for use for cremated remains; no construction is proposed
- CUP requires a 30 ft buffer from the property line; the proposed site encroaches on that buffer by 4 ft 10 in at its northeast corner
- CUP requires a 30 ft buffer from any building or structure; the proposed site provides no buffer from the existing church and a second structure at its southeast and southwest corners
- CUP requires a fence at least 6 ft high to be erected around the premises; applicant is requesting relief from this requirement
- Required neighborhood meeting was held on March 21, 2018

Location Map



Zoning / Form District

Subject Site:

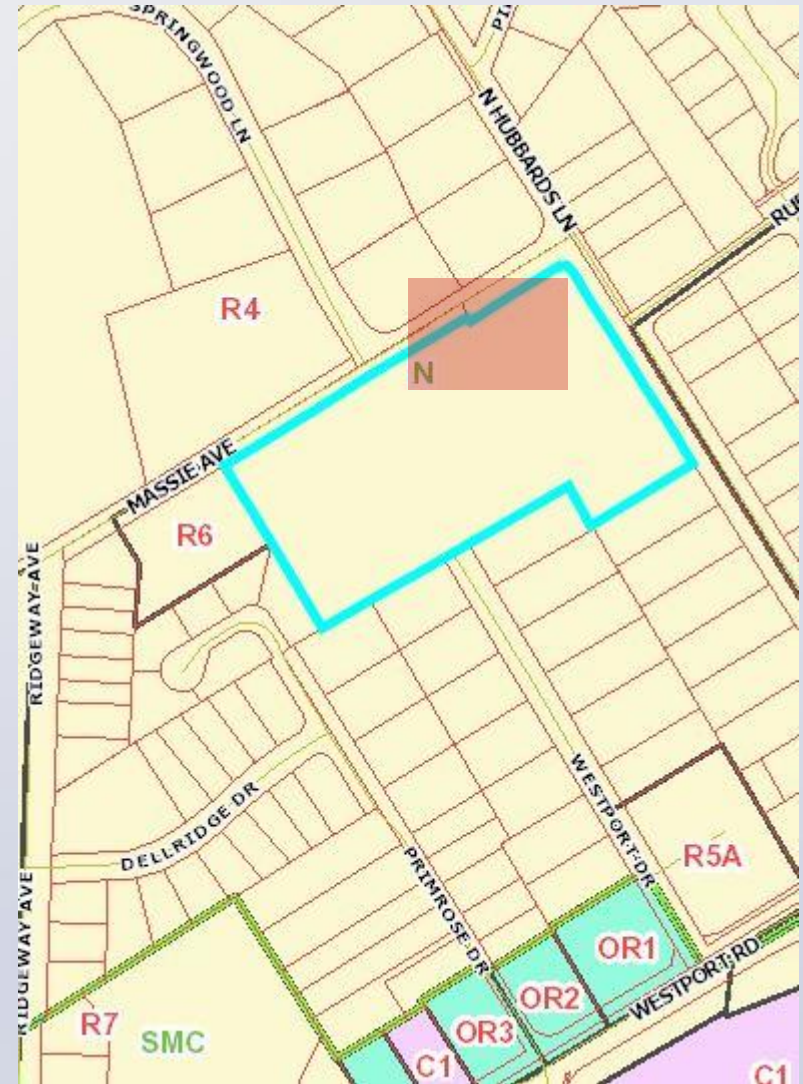
Existing: R-4 /Neighborhood

Proposed: R-4 with CUP/
Neighborhood

Adjoining Sites:

North/South/East:R-4/Neighborhood

West: R-4, R-6 /Neighborhood



Land Use

Subject Site

Existing: Institutional

Proposed: Institutional w/CUP for Cemetery/Mausoleum

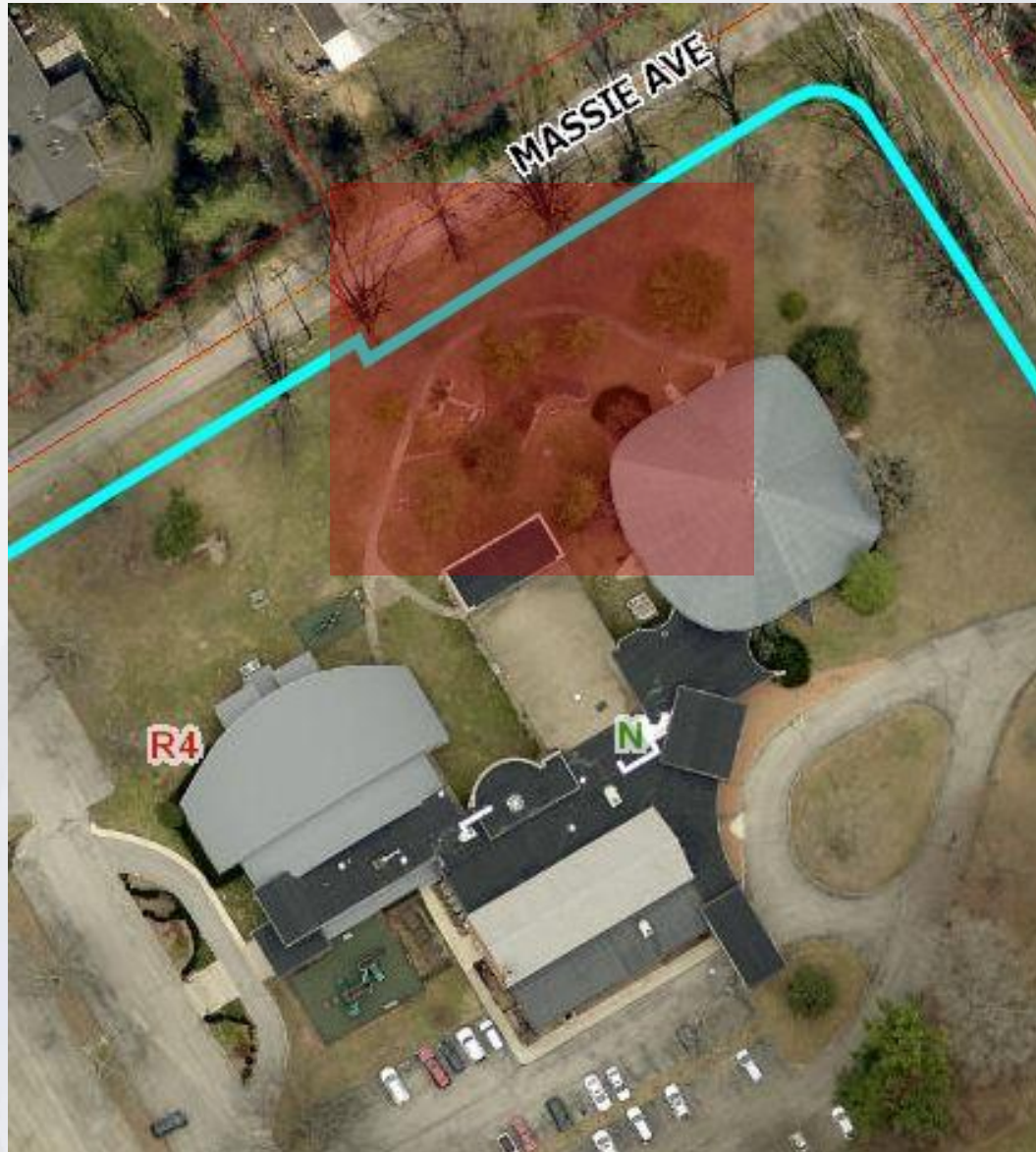
Adjoining Sites

North/South/East: Single-Family Residential

West: Single- and Multi-Family residential



CUP Area



Site Photos



Site Photos



Site Photos



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 the requested Conditional Use Permit
- Since this is an internal site with no vehicular access from a public way, staff concurs with the relief request regarding fencing
- Since this is an internal site within private property and will not further infringe on any public or private adjoining uses, staff concurs with the relief request regarding the buffer requirements

Required Action

Approve or Deny

- Conditional Use Permit for Cemeteries and Mausoleums (LDC 4.2.13)

Approve or Deny

- Relief from LDC 4.2.13.A. to not construct the required fence

Approve or Deny

- Relief from LDC 4.2.13.B. to permit the cremated remains site to encroach on the required 30 ft buffer from the property line and from the existing buildings