

**14CUP1017**

**1612 Blue Horse Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planner II**

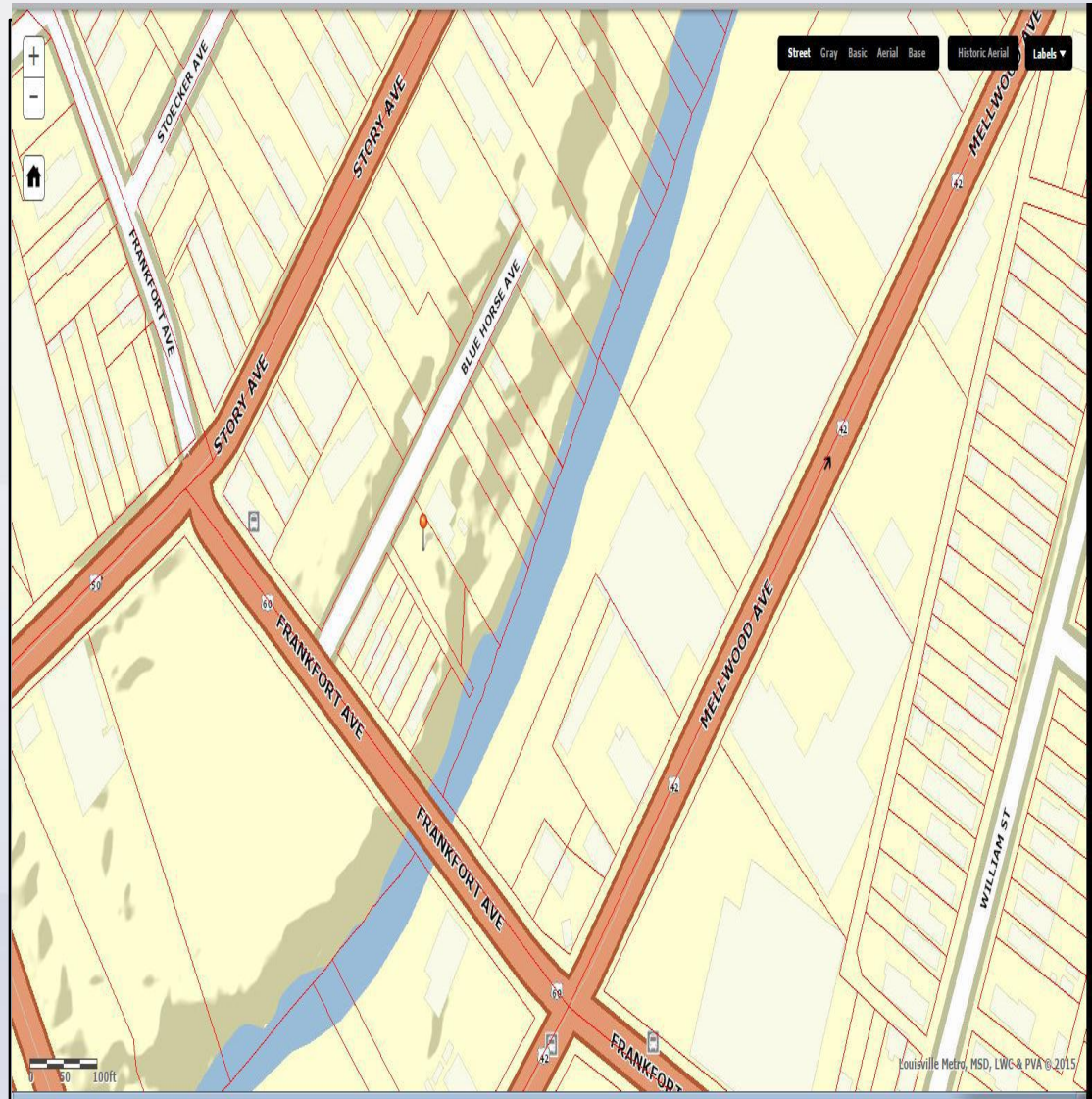
**April 20, 2015**

# Requests

- An application for a Conditional Use Permit to allow off-street parking in an R-7 Zoning District.
- A waiver to omit the required landscape buffer area and plantings along the south property line
- A waiver to omit the required 3-foot street wall along Blue Horse Avenue
- A waiver to allow a freestanding sign on property with less than 120 feet of street frontage

# Zoning/Form Districts

- Subject:
  - Existing: R-7/TN
  - Proposed: R-7/TN
- North: R-7/TN
- South: R-7, CM/TN
- East: R-7/TN
- West: R-7/TN





# Aerial Photo/Land Use

- Subject:
  - Existing: Vacant Lot
  - Proposed: Off-Street Parking
- North: Single-Family Residential
- South: Single-Family Residential
- East: Commercial
- West: Single-Family Residential





## Looking southeast from blue Horse Avenue





Looking toward Blue Horse Avenue/Creek at rear of property





## Property along alley









# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code



# 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 standard for a Conditional Use Permit and waivers established in the Land Development Code. The proposal has been reviewed and approved by Landmarks staff with conditions.



# Required Actions

## Approve or Deny

- An application for a Conditional Use Permit to allow off-street parking in an R-7 Zoning District.
- A waiver to omit the required landscape buffer area and plantings along the south property line
- A waiver to omit the required 3-foot street wall along Blue Horse Avenue
- A waiver to allow a freestanding sign on property with less than 120 feet of street frontage