

19CUP1024

15101 Piercy Mill Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

April 14, 2019

Request

- **Conditional Use Permit for an Accessory Apartment (LDC 4.2.3)**
 - **Relief from Condition B to allow the structure to exceed 30% of the floor area of the principal residence**

Case Summary/Background

- The applicant proposes to construct a new freestanding structure on the 46.2 acre site
- Site and adjoining properties zoned R-4 in single-family residential or agricultural use in Neighborhood form district
- Existing development consists of a single-family residence with several accessory structures to the west
- Proposed accessory apartment to be constructed to the east of the principal structure
- Access will be from an extension of the existing driveway
- Neighborhood meeting held February 25, 2019

Case Summary/Background

- The applicant is requesting relief from CUP Condition B
 - Maximum permitted floor area of Accessory Apartment is 1,386 sq ft
 - Proposed Accessory Apartment is 1,875 sq ft
 - Proposal exceeds maximum permitted by 489 sq ft
- Proposal meets remainder of CUP requirements
- The applicant has been informed that:
 - Proposal is subject to review and approval of septic system by Metro Health & Wellness
 - Separate address for proposed Accessory Apartment must be obtained from Metro Emergency Services

Zoning / Form District

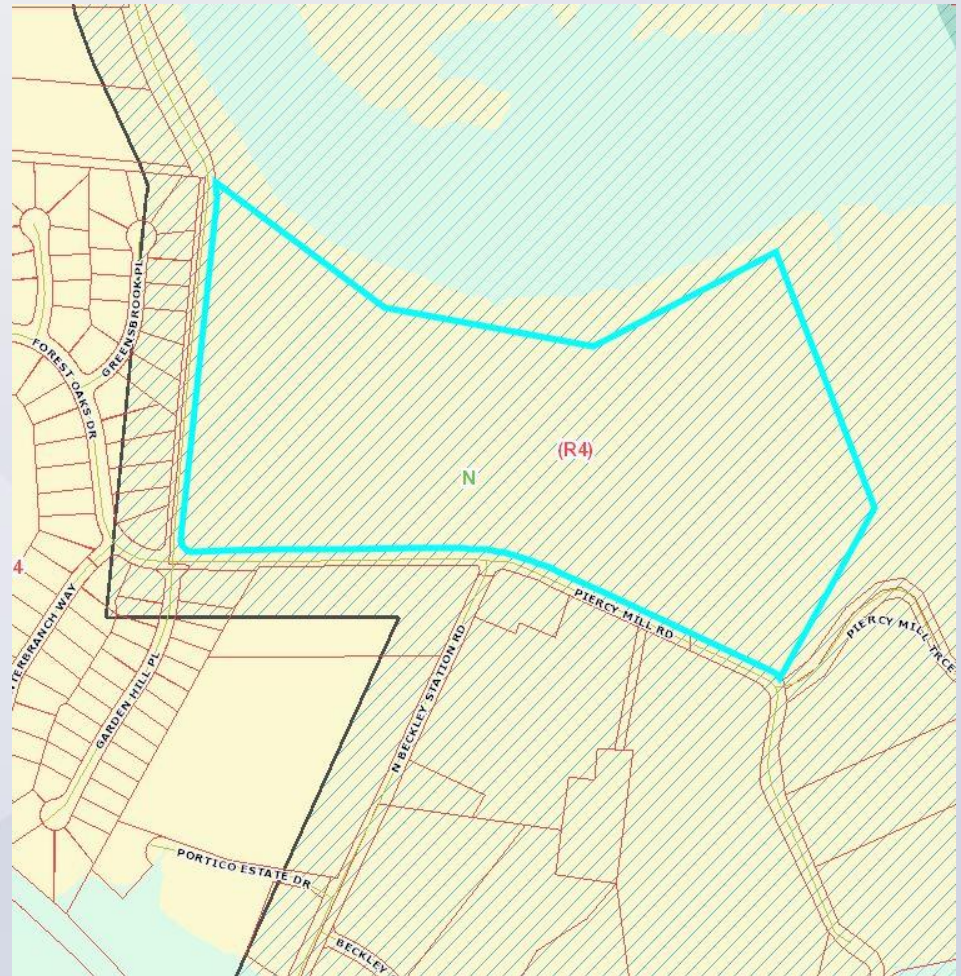
Subject Site

Existing: R-4/Neighborhood

Proposed: R-4/Neighborhood
w/CUP for Accessory Apartment

All Adjoining Sites

R-4/Neighborhood



Land Use

Subject Site

Existing:

Single-Family Residential

Proposed: Single-Family
Residential w/ Accessory
Apartment

Adjoining Sites

North: Agricultural

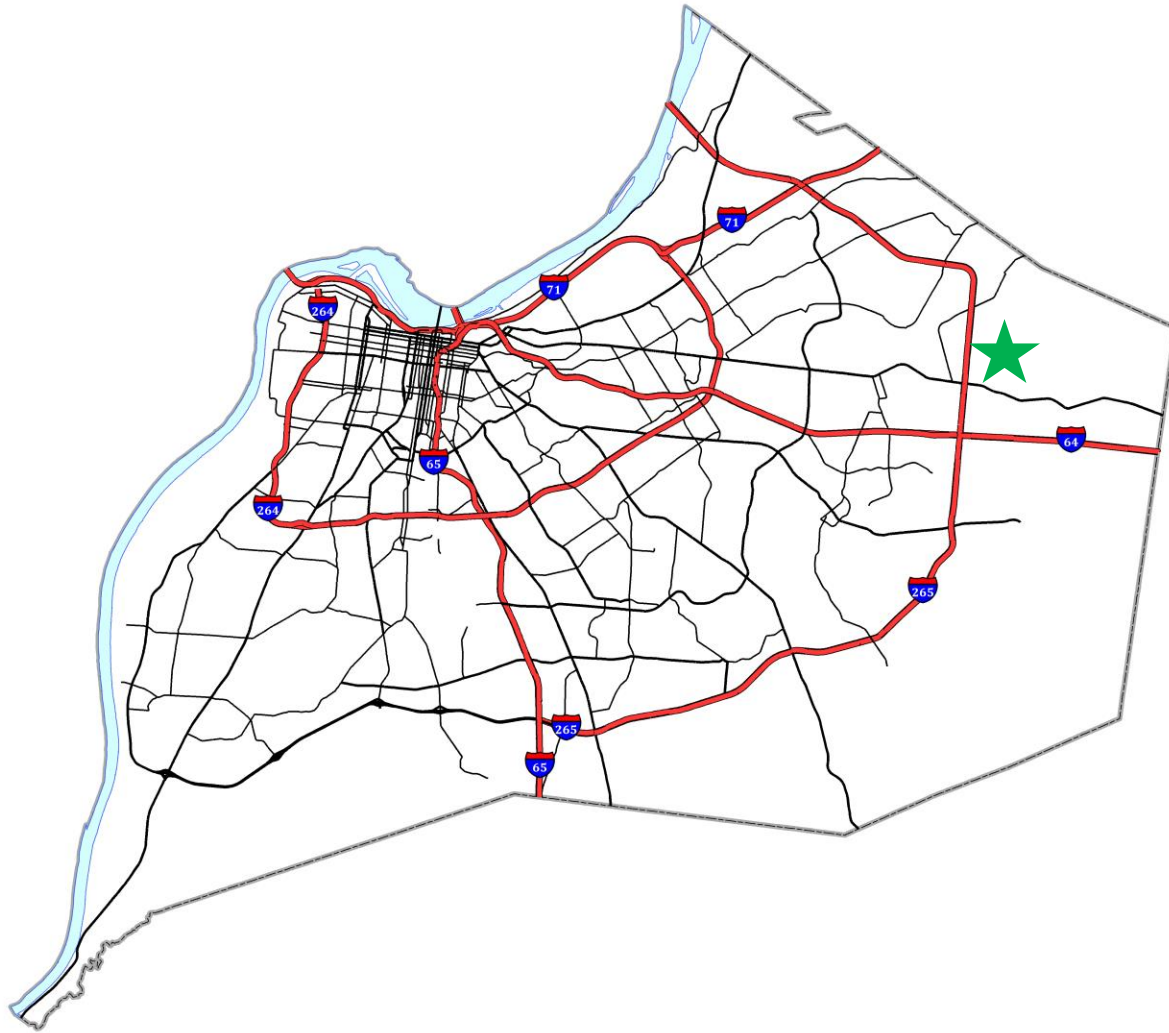
South: Agricultural, Single-
Family Residential

East: Agricultural

West: Single-Family
Residential



Site Location



Aerial View



Aerial View



Development Plan



Site Photos



Site Photos



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Site Photos



Site Photos



Site Photos



Conclusions

- The proposal meets the standard of review for the requested CUP modifications
- The relief request is justified

Required Actions

Approve/Deny

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