

17CUP1080 3735 Lentz Avenue



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

February 5, 2018

Request

- Conditional Use Permit to allow transitional housing in an R-5 zoning district.

Case Summary/Background

- The applicant is proposing to open a transitional house (foster child care group home). In keeping with the Jacobs Neighborhood Small Area Plan, this home will outsource medical and educational services off-site.

Zoning/Form Districts

Subject:

- Existing: R-5/TN
- Proposed: R-5/TN

Surrounding:

- North: R-5/TN
- South: R-5/TN
- East: R-5/TN
- West: R-5/TN



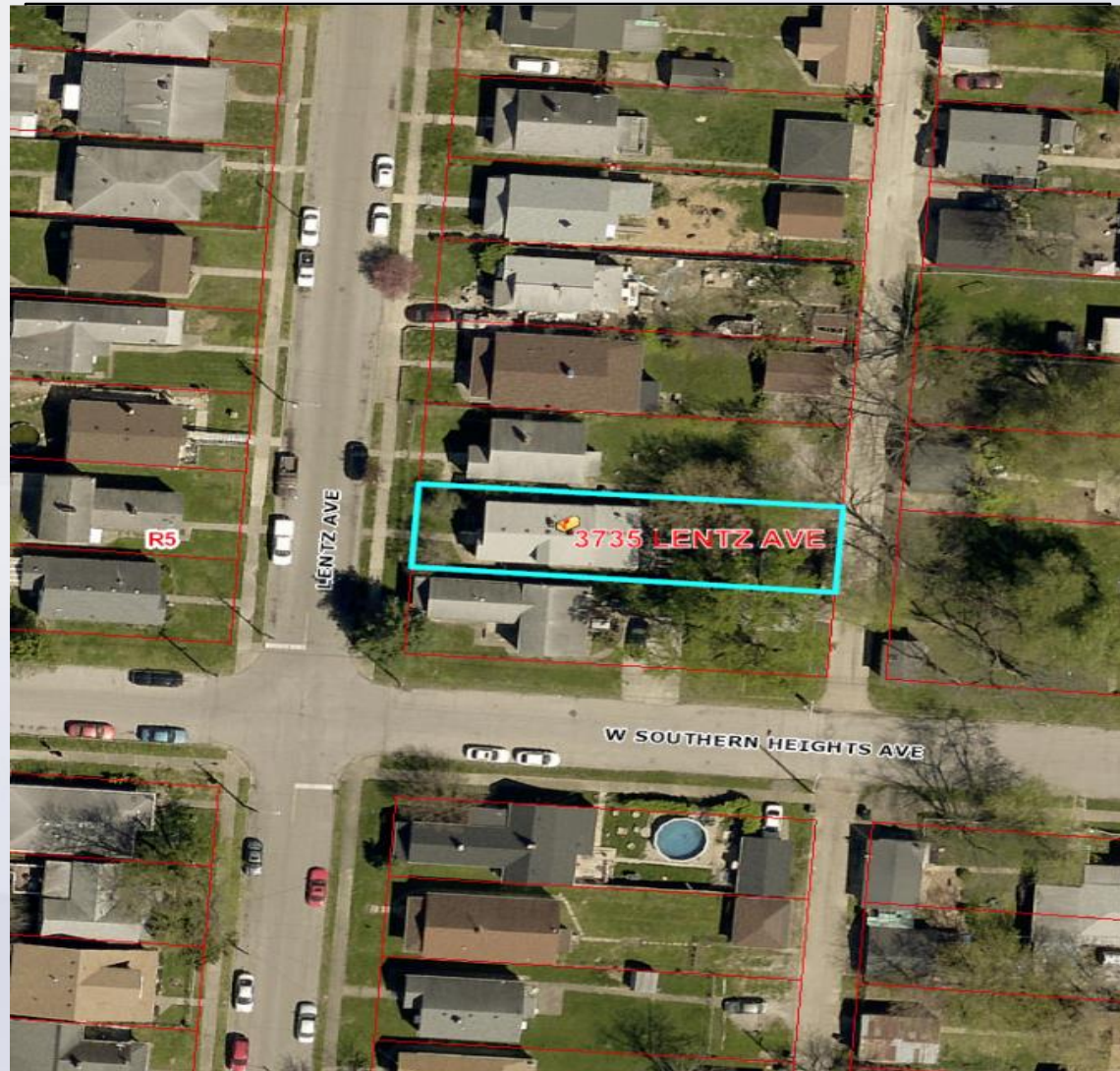
Aerial Photo/Land Use

Subject:

- Existing: Residential
- Proposed: Transitional Housing

Surrounding:

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



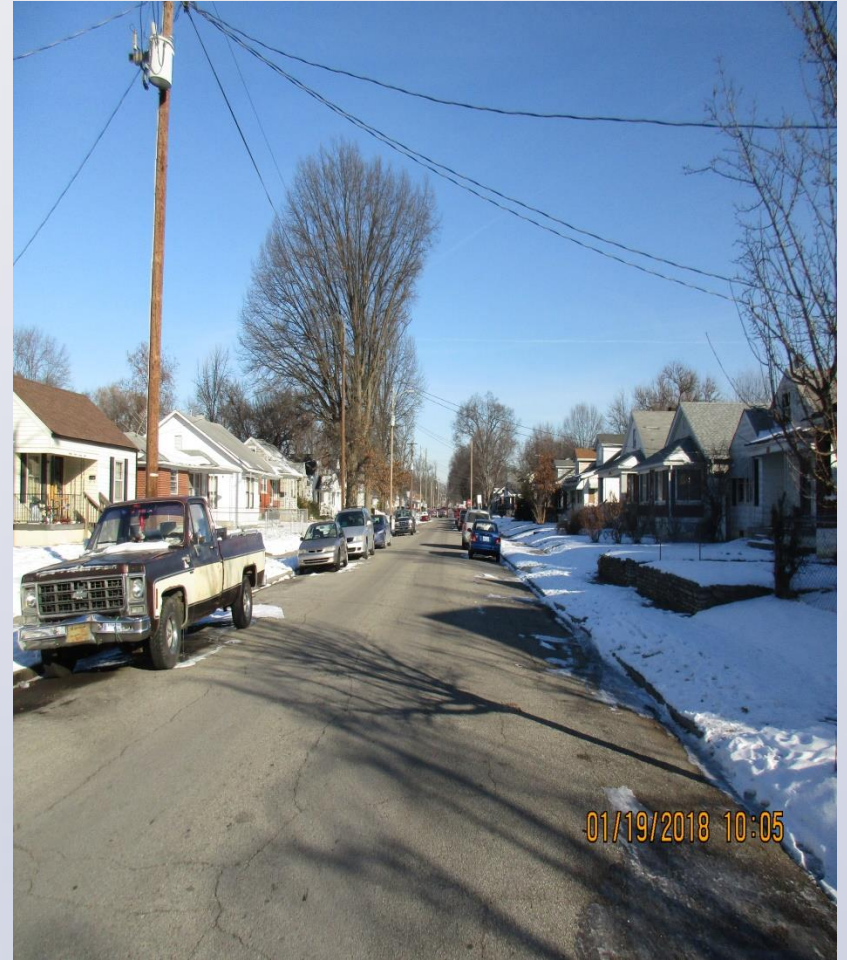
Front



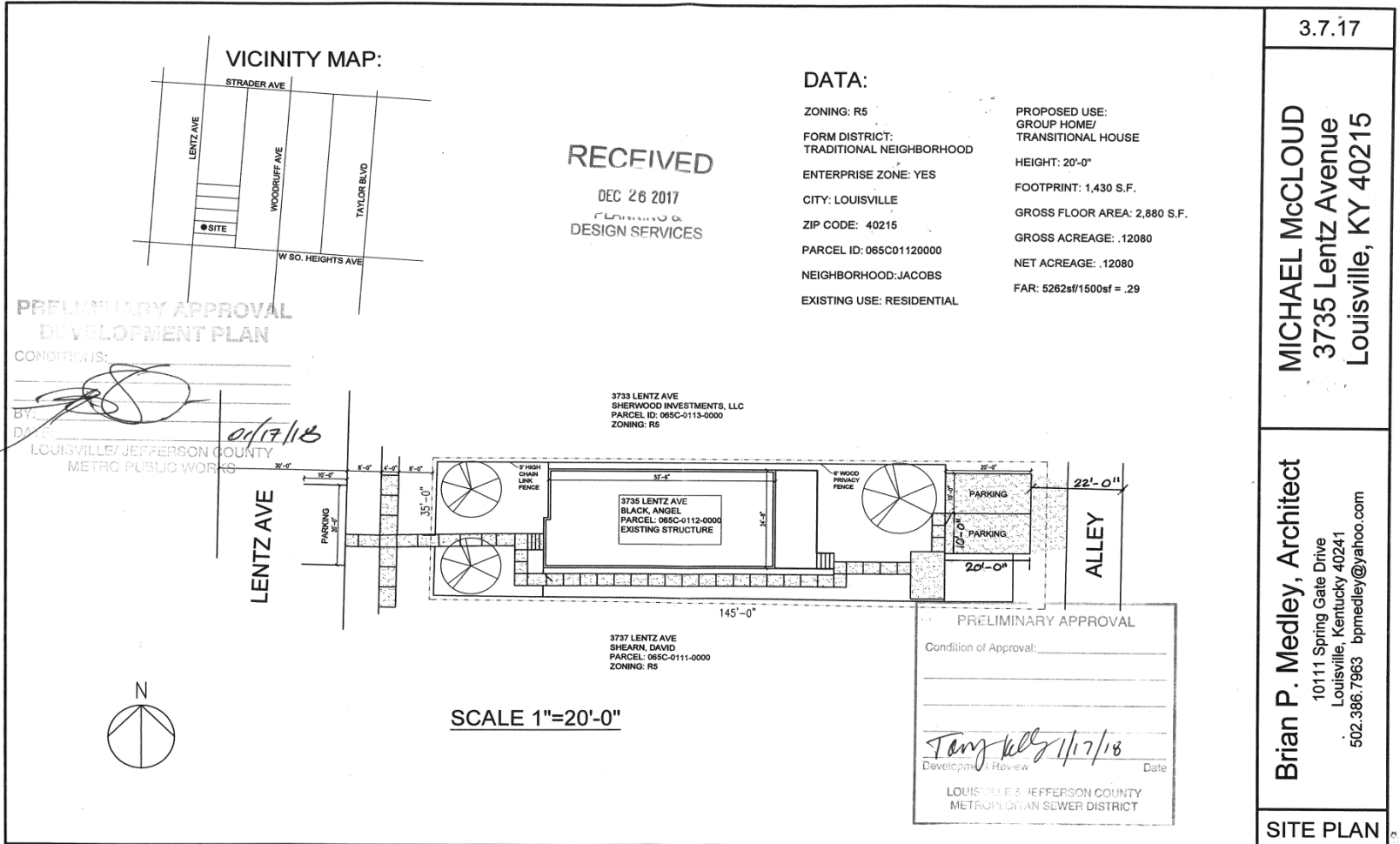
Rear



Adjacent Properties/Lentz Avenue



Site Plan



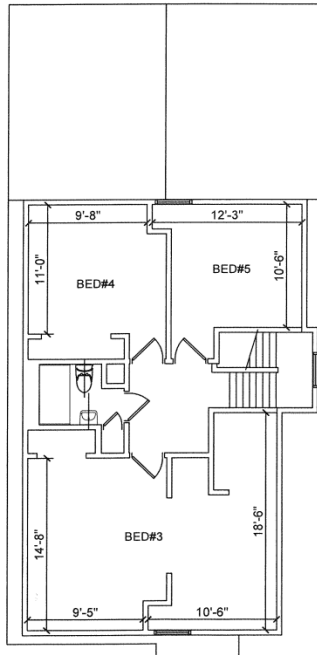
3.7.17

MICHAEL McCLOUD
3735 Lentz Avenue
Louisville, KY 40215

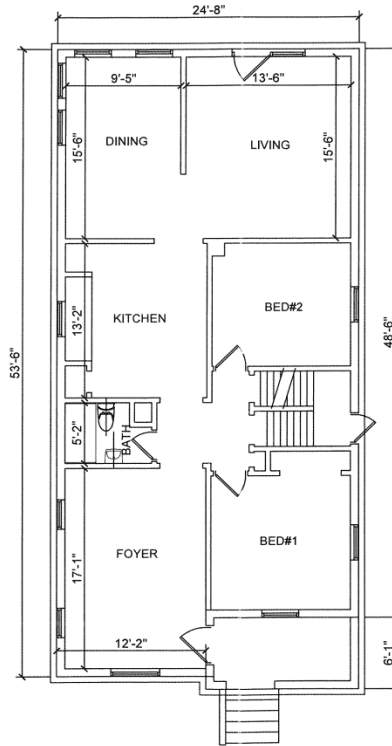
Brian P. Medley, Architect
10111 Spring Gate Drive
Louisville, Kentucky 40241
502.386.7963 bmedley@yahoo.com

SITE PLAN

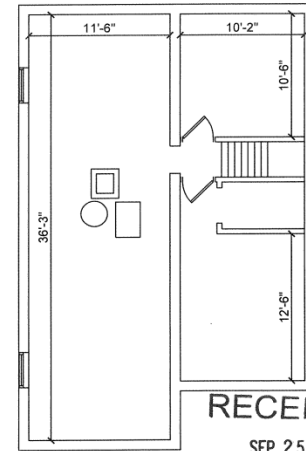
Floor Plan



2nd Floor 1/8"=1'-0"



1st Floor 1/8"=1'-0"



Basement 1/8"=1'-0"

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PLANS

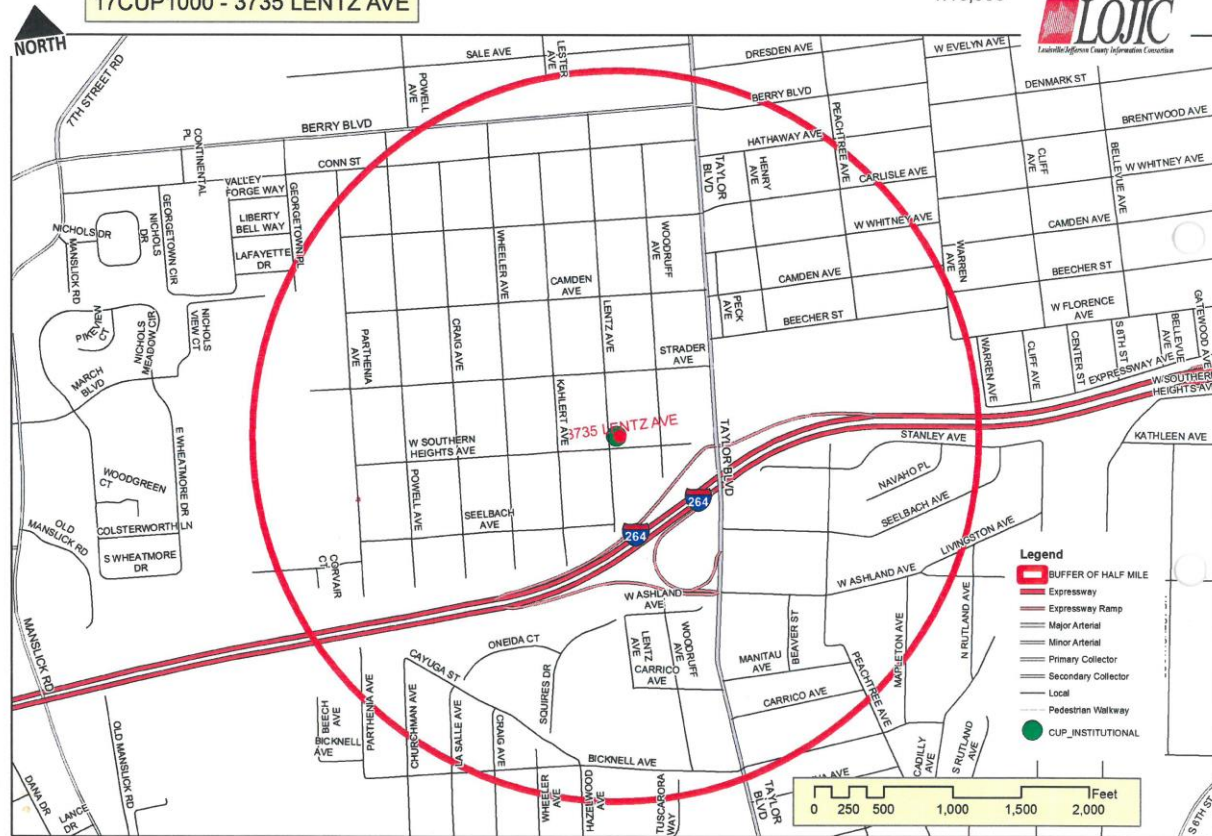
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 Cartographer L. Wells ArcGIS10.2 Maps/People/krumble/shebyland65x11.mxd Date:2017 Oct

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1:10,000



Staff Findings

- There are 10 specific standards to allow the Conditional Use Permit for transitional housing. The applicant will be seeking relief from item A.1., and a portion of A.5. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, 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 transitional housing in an R-5 zoning district.