



631 S 28th St

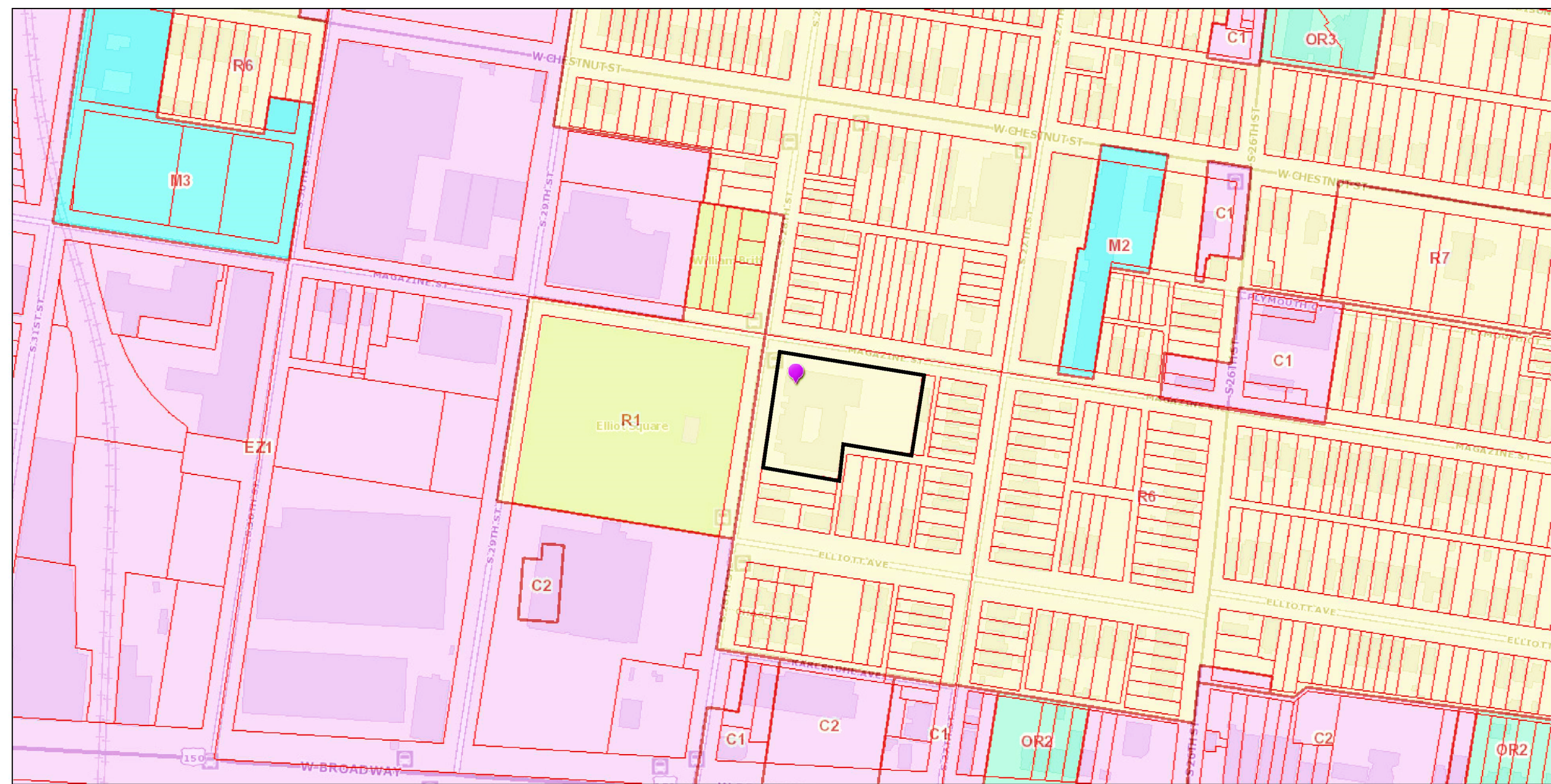
ElderServe

Conditional Use Permit

23-CUP-0008

BOZA

Tanner Nichols | 2/6/23











Existing Sign 1



Existing Sign 2



Not to Scale

NO NEW CONSTRUCTION

OWNER - Elderserve, Inc., Kentucky non-profit corporation

SITE ADDRESS – 631 South 28th Street, Louisville, KY

SITE DATA

Gross Site Area	1.32050 acres or 57,521 square feet
Existing Zoning	R6
Proposed Zoning	R6 with CUP
Form District	TRADITIONAL NEIGHBORHOOD
Existing Use	Adult Day Care
Proposed Use	Adult Day Care
Total Building Area	21,355 square feet

PARKING

Parking Requirement	20 spaces (1 space for each employee)
Maximum Parking Allowed	40 spaces (2 space for each employee)
Parking Provided	22 spaces including 2 handicapped
See loading area on plan	

SETBACKS

Front Yard/ Street Side Yard	15'
Side Yard	3'
Rear Yard	5'
Max allowed building height	45'

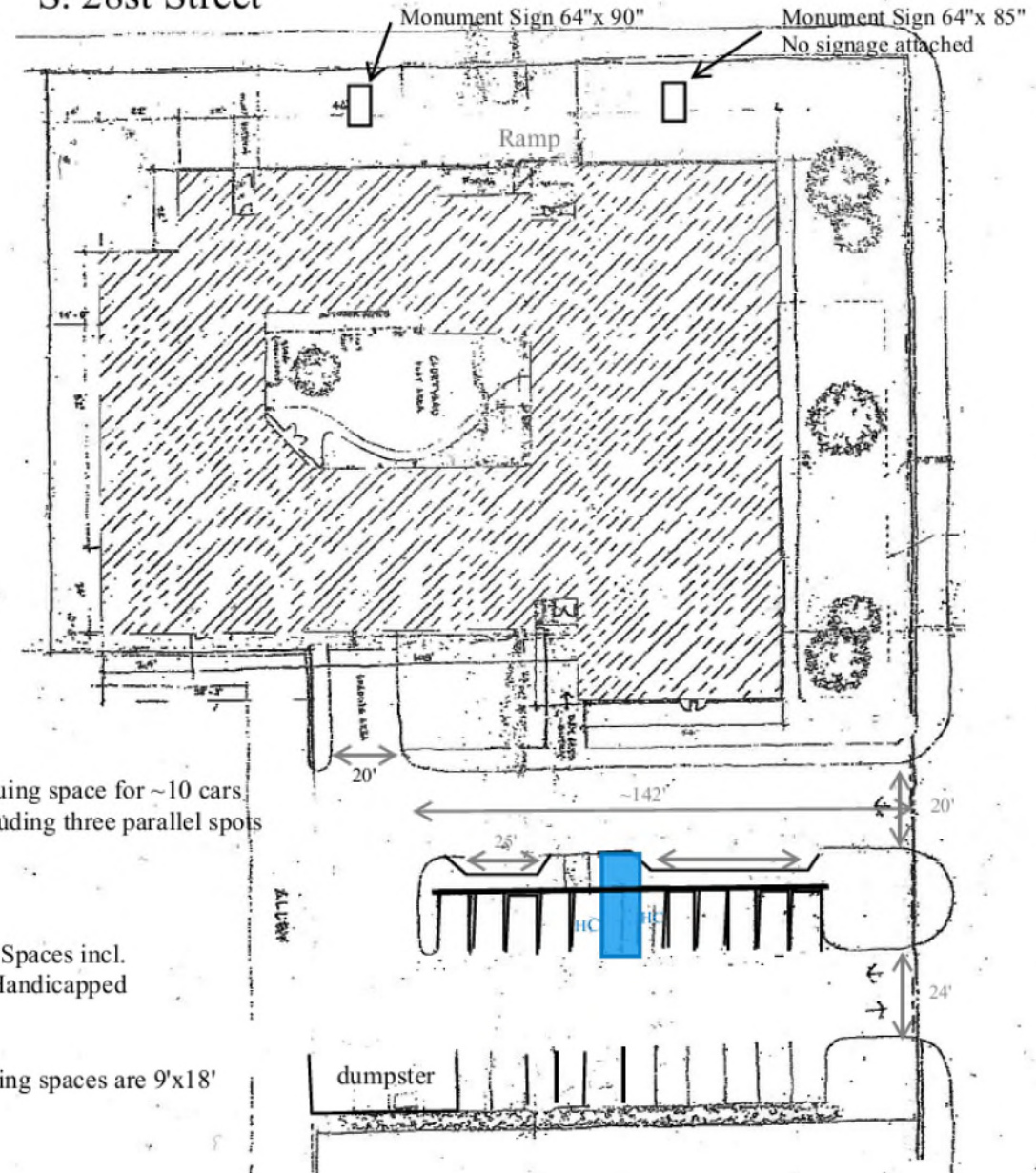
CONDITIONAL USE PERMIT REQUEST

An adult day care pursuant to Section 4.2.19 of the Land Development Code.

SIGNAGE

2 Existing brick monument signs. One is currently unused.

S. 28st Street





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thank you

 **Frost
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ATTORNEYS