

**22-CUP-0281**

**3604 W. Market Street**



**Louisville Metro Board of Zoning Adjustment**

**Joel Dock, AICP, Planning Coordinator**

**November 7, 2022**

# Requests

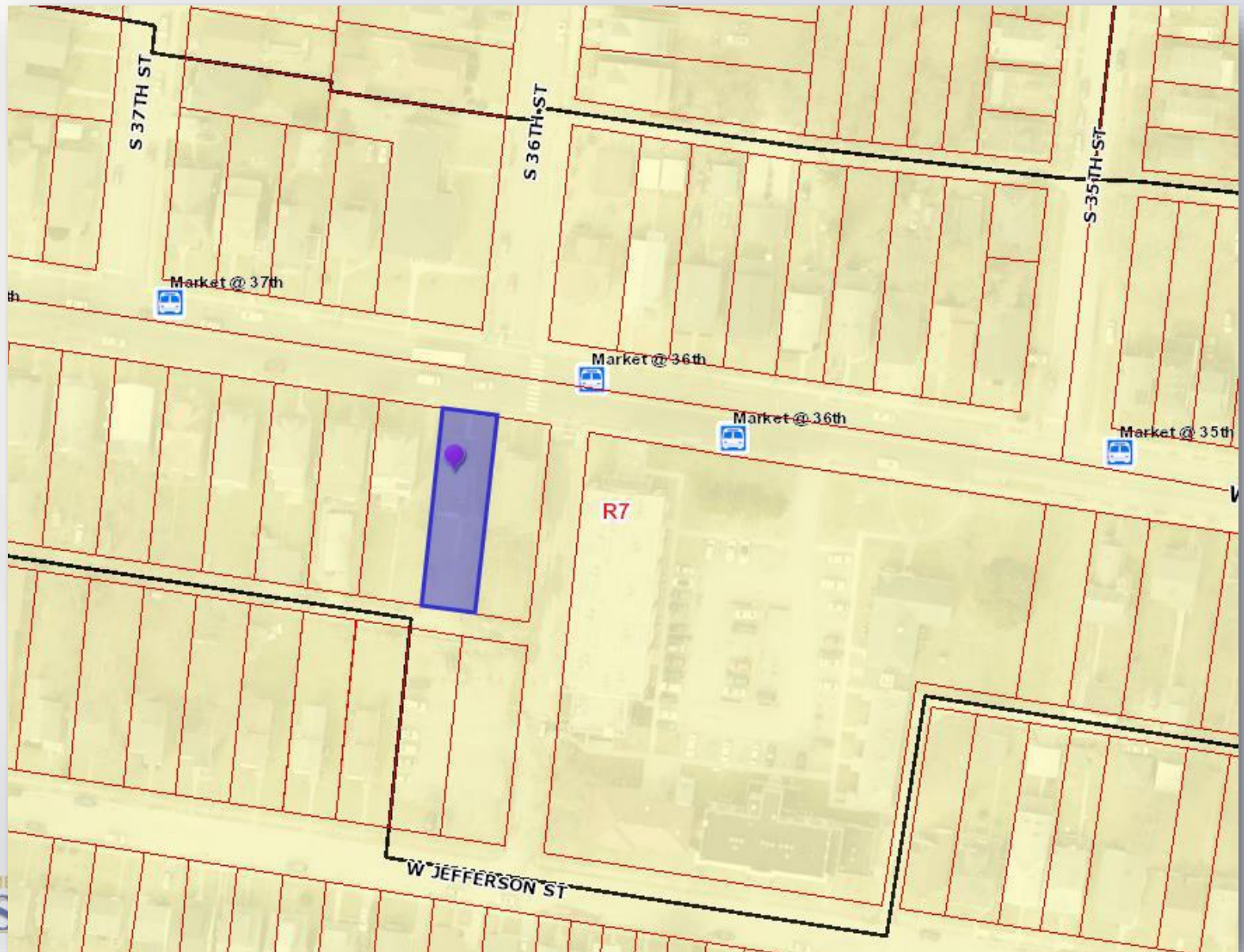
- **Conditional Use Permit** for Boarding House (LDC 4.2.11) with relief from items 'C' and 'J' of the standards

# Case Summary

- Boarding house to allow a maximum of 7 occupants in the R-7, multi-family zoning district
- 5 bedrooms are available and have the following sizes:
  - 180 sq. ft.
  - 192 sq. ft.
  - 225 sq. ft.
  - 240 sq. ft.
  - 240 sq. ft.
- Standards require that each resident be provided their own sleeping room and that each room meet minimum dimensional and occupancy limitations
  - Each sleeping room meets the minimum occupancy limitations of 70 sq. ft. for each room plus 50 sq. ft. for each additional occupant.
  - Relief will be necessary from item 'C' of these standards to allow for the requested occupancy in relation to the number of available bedrooms.
- Relief may also be needed from item 'J' of these standards, which requires 1,000 feet of separation between a commercial boarding house, rehabilitation home, or transitional housing approved by a CUP.
  - Pending approval of case 22-CUP-0280, which is a boarding house owned and operated by the applicant at 3432 W. Market Street, the subject property will be within 1,000 feet of a boarding house

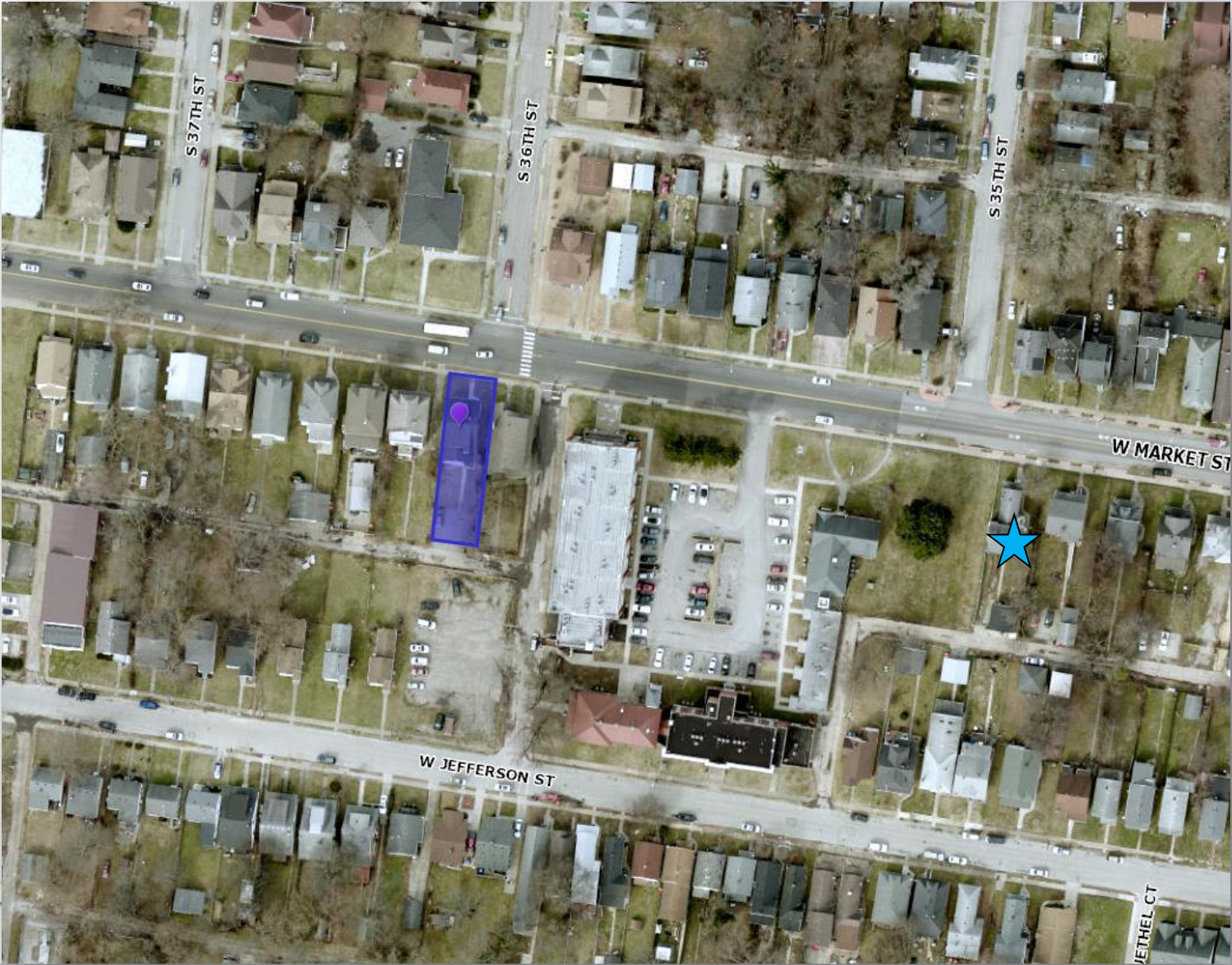


# Zoning/Form Districts

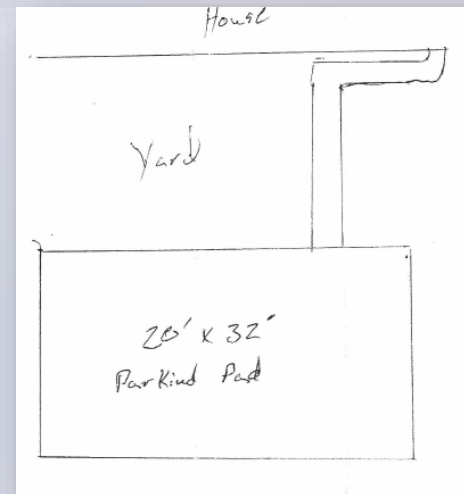
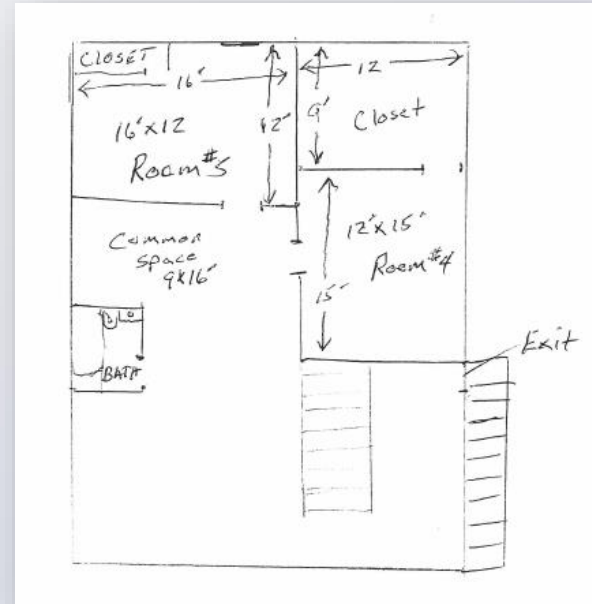
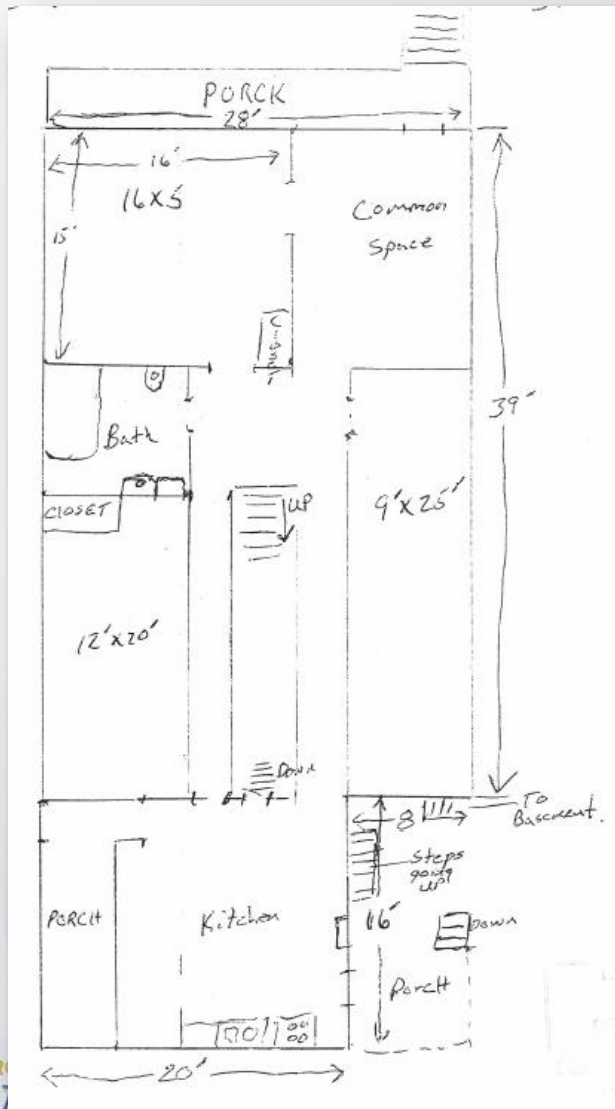




# Aerial Photo



# Plans





# Street View



# Staff Finding

- Except for lettered standards 'C' and 'J' and where compliance will be required pending action on this application, the proposal appears to meet all other standards of the conditional use permit.
- 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.



# Proposed Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a boarding house until further review and approval by the Board.
3. The maximum number of boarders shall not exceed 7, unless prior approval is received by the Board of Zoning Adjustment
4. An active license for the Boarding House, as required by LMCO Chapter 115, shall be maintained.

# Required Actions

- **APPROVE** or **DENY** the **Conditional Use Permit** for Boarding House (LDC 4.2.11) with relief from items 'C' and 'J' of the standards