

# 17CUP1092

## 2129 W. Market Street



**Louisville Board of Zoning Adjustment Public Hearing**

Beth Jones, AICP, Planner II

January 22, 2018

# Request

- Conditional Use Permit for Rehabilitation Home (LDC 4.2.31)
  - Relief from Rehabilitation Home CUP parking standard (LDC 4.2.31.C.)
- Waiver of Landscape Buffer Area (LBA) requirements along eastern property line (LDC 10.2.4.)

# Case Summary/Background

- Site will be used for a rehabilitation home for up to 16 residents and three staff members
- Located on W. Market near S. 22nd Street in a National Register District
- Includes historic brick residence and contemporary garage at rear; no exterior construction or alterations are proposed
- According to the applicant, site has recently been used as a sober living facility

# Case Summary/Background

- Relief from parking requirements is requested because, according to applicant, residents will be confined to the site and will not be driving
- LBA waiver is requested due to narrowness of lot; applicant will install screening fence and plant trees to meet tree canopy requirements

# Zoning / Form District

## Subject Site

**Existing:** C-2 / Traditional Marketplace Corridor

**Proposed:** C-2 with CUP / Traditional Marketplace Corridor

## Adjoining Sites

**North:** OR-2 / Traditional Neighborhood

**South:** C-1 / Traditional Marketplace Corridor

**East:** OR-2 / Traditional Marketplace Corridor

**West:** C-2 / Traditional Marketplace Corridor



# Land Use

## Subject Site:

Existing: Sober Living Facility

Proposed: Rehabilitation Home w/  
CUP

## Adjoining Sites:

North: Vacant

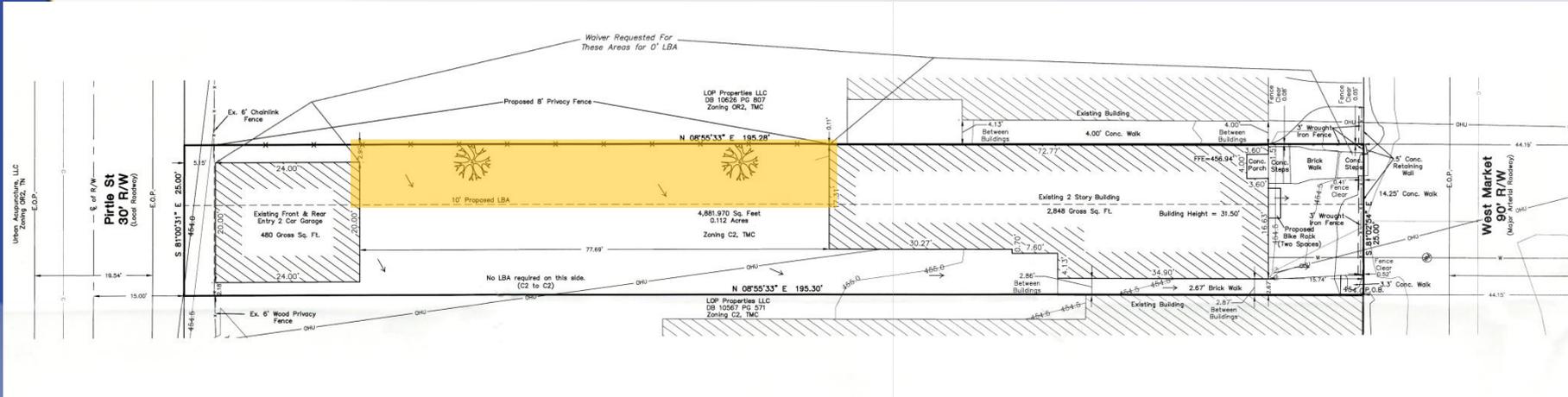
South: Commercial

East: Duplex Residential

West: Commercial



# Development Plan



# Site Photos



Street View

# Site Photos



Adjoining to East

# Site Photos



Street View to East

# Site Photos



Adjoining to West

# Site Photos



Street View to West

# Site Photos



Garage at Rear

# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested Conditional Use Permit

# Required Actions

## Approve or Deny

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- Waiver of Landscape Buffer Area (LBA) requirements along eastern property line (LDC 10.2.4.)