

**Letter of Explanation  
Conditional Use Permit  
St. Raphael Church and School Building Addition  
2141 Lancashire Avenue  
Related case: B-179 & 180-00  
(June 21, 2021)**

The applicant is requesting a Conditional Use Permit for a Private Institutional Use for St. Raphael Church, located at 2141 Lancashire Avenue. The proposed revisions to the site include an office addition, a parking lot addition and minor changes to the exterior walk and entry area of the multi-purpose building.

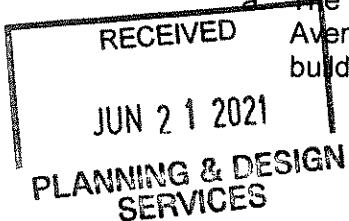
The property is zoned R-5 and is within the Neighborhood Form District and is located in Louisville Metro. St. Raphael's Church and school were constructed in this location in 1963 and have been operating continuously since that time.

On September 18, 2000, under Docket #B-180-00 the Board of Adjustments granted a Conditional Use Permit to allow off-street parking in a R-5 zone on this property.

**Land Development Code Section 4.2.65 – Private Institutional Use in a Residential Zone**

Private institutional uses, except for such uses specifically regulated elsewhere in this LDC, may be allowed in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, and U-N zoning districts upon the granting of a Conditional Use Permit and compliance with the listed requirements:

- A. Except in the R-R zoning district, all structures, except fencing, and all off-street parking shall be at least 30 feet from any property line adjacent to an existing residential use or residential zoning district. In the R-R zoning district all structures, except fencing, shall be at least 150 feet from any property line and all off-street parking shall be at least 30 feet from any property line.
  - a. The proposed building expansion is located more than 30 feet from the nearest property line; however, a row of proposed parking spaces along Lancashire Avenue is located within 30' from the street-side property line. Significant screening will be provided between the parking area and Lancashire Avenue to help mitigate this relief request.
- B. The applicant must demonstrate that the impact of the traffic generated by the use can be mitigated.
  - a. The proposed building addition will not increase the number of visitors to the church and school and the increased parking will only help any current parking demand issues the campus may already be experiencing.
- C. Off-street parking not located within a driveway shall be located to the side or rear of the building(s). The number of required off-street parking spaces shall be determined by the Planning Director in consultation with the Director of Public Works based on the standards for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
  - a. The proposed parking expansion will be located closer to Lancashire Avenue than the existing and proposed buildings in that area. The proposed building addition will not increase the number of visitors to the church and



21 -  - 0091

school and the increased parking will only help any current parking demand issues the campus may already be experiencing.

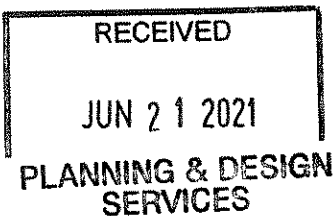
D. All activities shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).

a. All activities occurring on the property will be compliant with the Metro Noise Ordinance.

E. The Board of Zoning Adjustment may set hours of operation for the institutional use in order to minimize potential negative impacts on surrounding residential properties.

a. Events usually occur at the school and church on the following days/times:

- i. Parish Office: M-F 8:00-4:30
- ii. School: M-F 7:00-2:45
- iii. Evening Meetings: M-F 6:00-7:00
- iv. Mass: M-F Noon / Sat 4:00 / Sun 8:30 & 10:30
- v. Confessions: Sat 2:30-3:30



# **St. Raphael Neighborhood Meeting Summary 5/25/21**

Recording Present

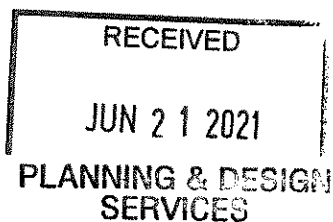
The Webex neighborhood meeting began at 6:00 pm.

Two individuals logged onto the meeting. One individual logged off before the meeting actually started and one call-in user logged off during the presentation and didn't identify herself. No questions were asked by either individual during the meeting.

The development team gave a brief PowerPoint presentation.

Members of the development team in attendance included Mike Hill from Land Design and Development, Inc., Gil Stein, architect and several members of St. Raphael.

The meeting ended at approximately 6:20 PM.



21 - P CUP - 0091

SIGN IN SHEET - ST. RAPHAEL WEBEX NEIGHBORHOOD MEETING - 5/21/21

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