

Letter of Explanation
2129 Market Street-CUP for Rehabilitation Home LDC 4.2.31
Applicant- The Commitment House

The Commitment House is applying for a C.U.P to be a Rehabilitation Home in an existing structure at 2129 W. Market Street. The building has served for several years as a “sober living” space to allow individuals a place to stay as they regroup their lives. At this time, The Commitment House, LLC has leased the space and is proposing a more formal operation of the site as a Behavior Health/Substance Abuse Rehabilitation Home. Its principle, Dennis Barnett, has operated this type of facility at two locations in Elizabethtown and has 6 years of experience with this housing program.

The Commitment House is staffed and operates as a full time home for men under going rehabilitation. There is a counselor on site and other programming for the clients. Clients are often referred here after hospitalization. There is an admission policy to enter. There is a background check and no one with a sex offender designation is allowed at this facility. The clients once admitted must follow certain rules, are required to stay on site, and are drug and alcohol tested weekly. The goal is to get them sober and directed in a new path for their life. The site will have security cameras in and outside the home to monitor and protect the residents. The home has staff on duty 24 hours a day.

This CUP application is to request that this existing structure serve as a Rehabilitation Home. It has been serving a “sober living” space for several years operated by various groups including Ladies of Promise (LOP), the current owner. There are no proposed changes to the outside of the structure. It is residential in appearance-a two story brick structure. The lot is zoned C-2.

Under LDC 4.2.31, the following are there requirements for a Rehabilitation Home

A. If using an existing residential building constructed contemporaneously with the surrounding neighborhood, its exterior appearance shall not be substantially altered.

Answer: The building is residential in appearance and is 2848 square feet on two floors. No external changes to structure are planned.

B. New construction within an area having an established front building setback shall be constructed at the average setback line or the minimum front yard of the form district, whichever is less. Structures adjacent to residential uses or zoning districts shall increase side yards by 10 feet for each story over two.

Answer: Not applicable

C. One parking space on site shall be provided for each staff person, plus two spaces for each five residents, or five clients served by the rehabilitation home. Parking shall be reduced to one space per five residents/clients if the rehabilitation home serves persons with disabilities that preclude operation of an automobile.

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Answer: The applicant requests that it have relief from this requirement. This is a very small site in area. Its program is set up so that the clients cannot leave. Thus vehicle are not brought by the clients, if they even own a vehicle. There are two parking spots available in the existing garage for staff. There is on street parking on both sides of W. Market Street also for staff parking. Staff currently parks on W. Market Street or use public transport to get to work,

D. One freestanding sign not to exceed 10 square feet and 4 feet in height shall be allowed.

Answer: No free standing sign is requested. An attached sign for identification purpose may be placed on the building.

E. The Board shall add any additional restrictions necessary to mitigate nuisances or adverse effects.

Answer: Board's discretion.

A Site Plan has been prepared showing the existing conditions. The same entity LOP (Ladies of Promise) owns the property on either side of this building. Waivers of the landscaping requirements are requested because of existing conditions, structures and the size of the lot.

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