

20-CUP-0066

2709 Elliott Avenue



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

July 6, 2020

Request

- **Conditional Use Permit for Boarding and Lodging Houses (LDC 4.2.11)**

Case Summary/Background

- The applicant proposes to operate a boarding house in an existing single-family residential structure.
- The applicant states there are five bedrooms in the residence.
- No exterior construction or alterations to the structure or the site are proposed.

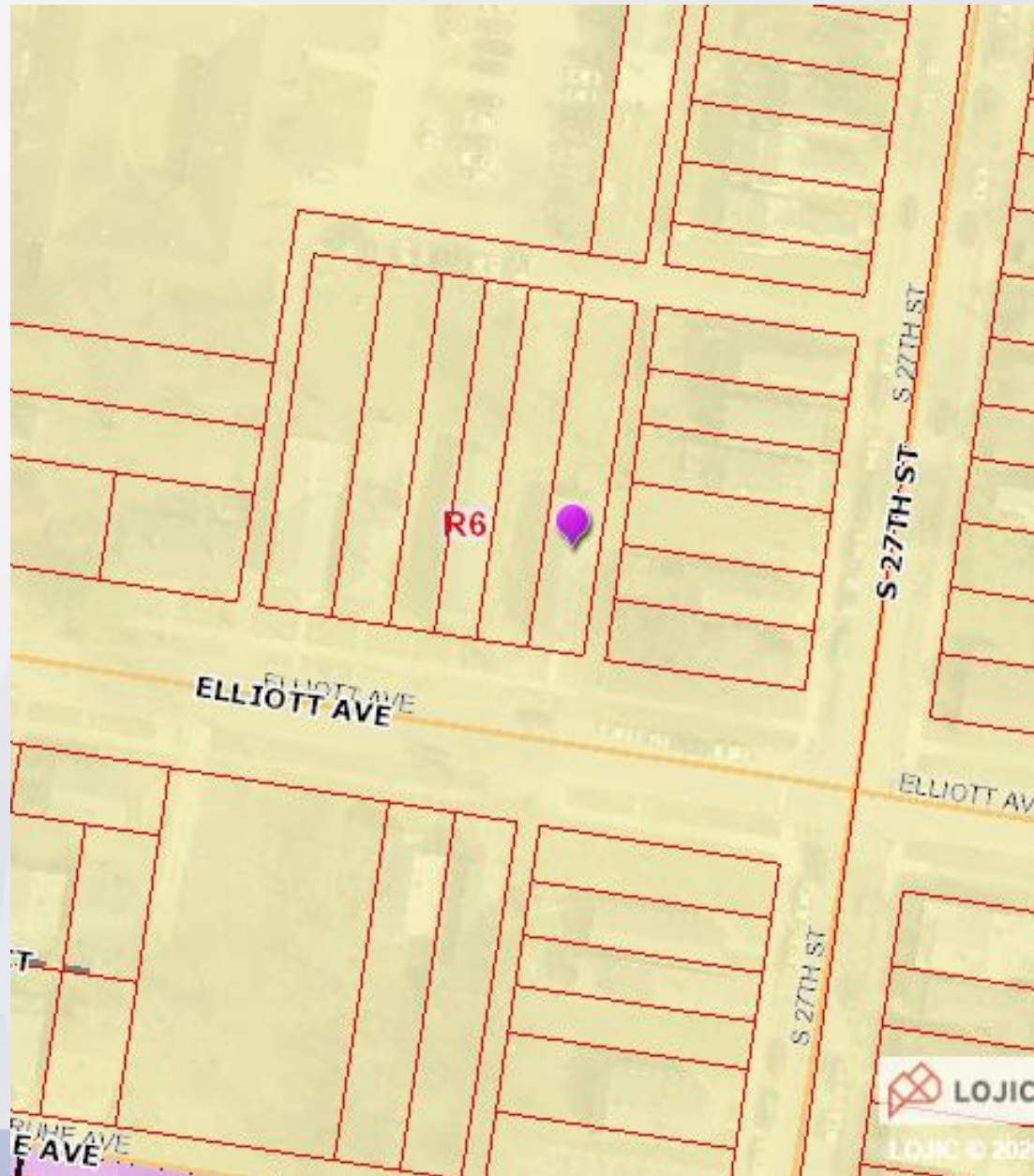
Case Summary/Background

- The subject property is located on the north side of Elliott Avenue between S. 27th Street and S. 28th Street.
- It and all adjoining properties are zoned R-6 Multi-Family Residential within a Traditional Neighborhood Form District.

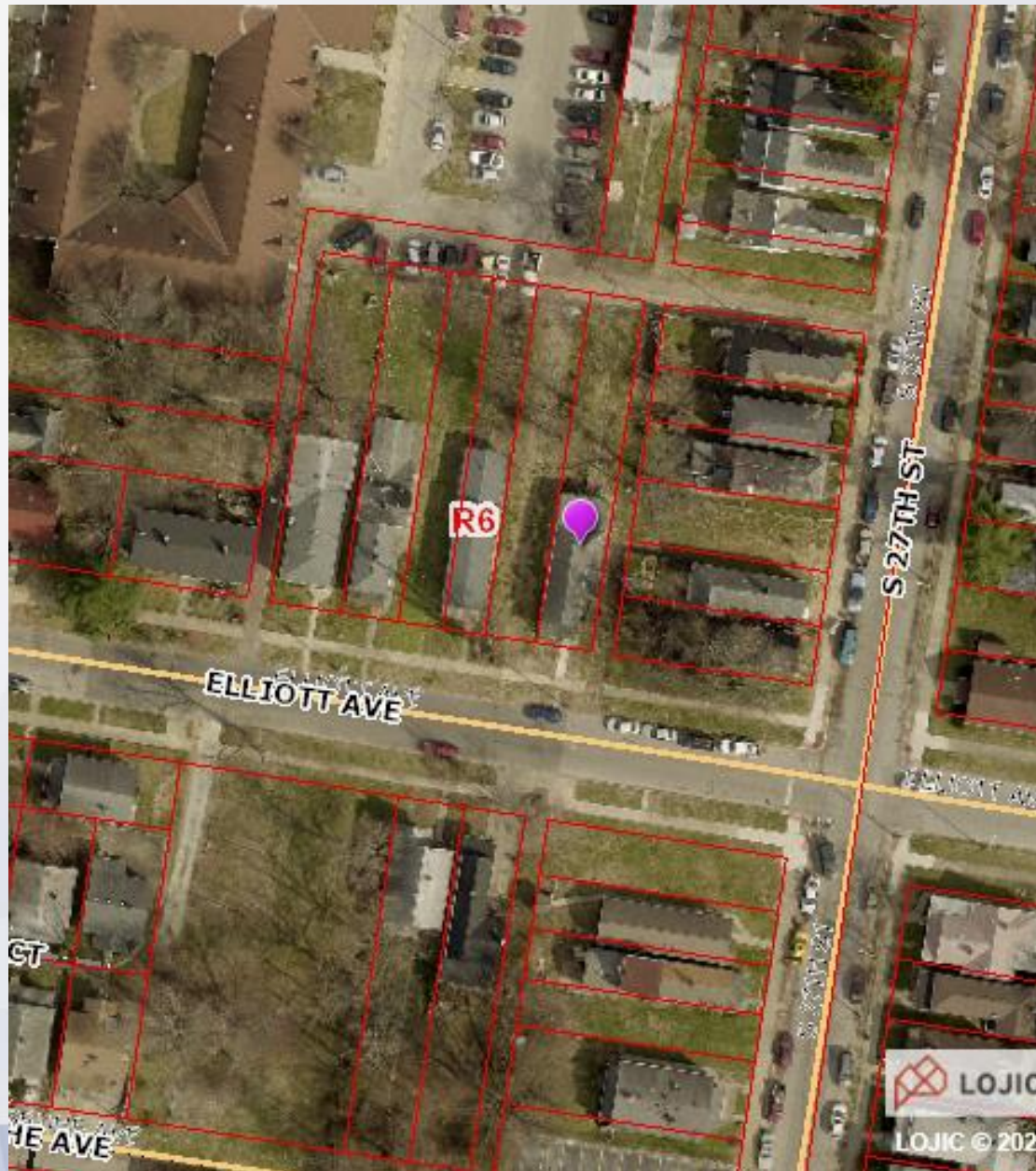
Case Summary/Background

- LDC standards credit the site with one on-street parking space. Additional parking for two vehicles is available off the alley at the rear of the property.
- According to the applicant, this existing one-story residential structure accommodates three boarders.

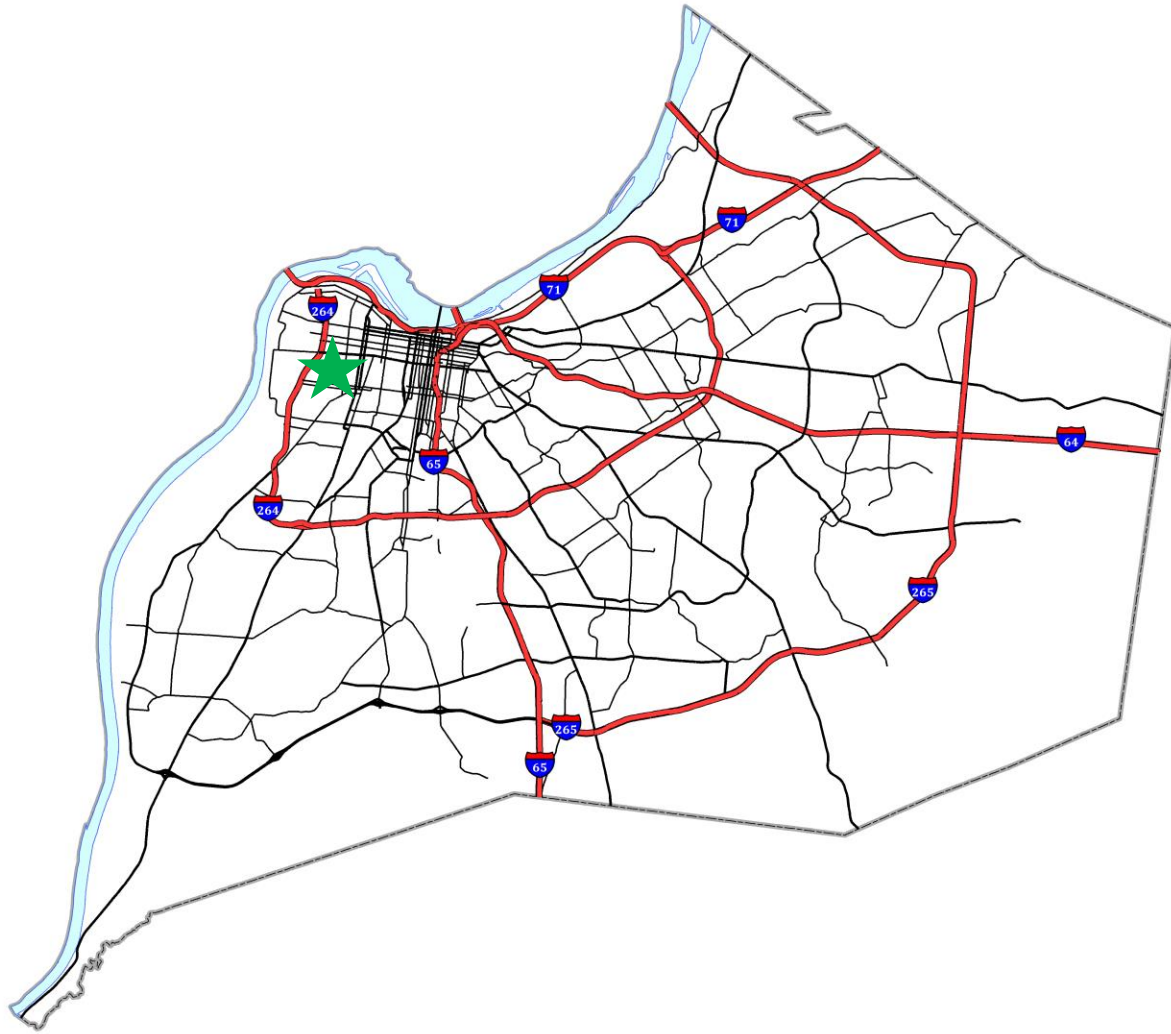
Zoning/Form District



Aerial Photo



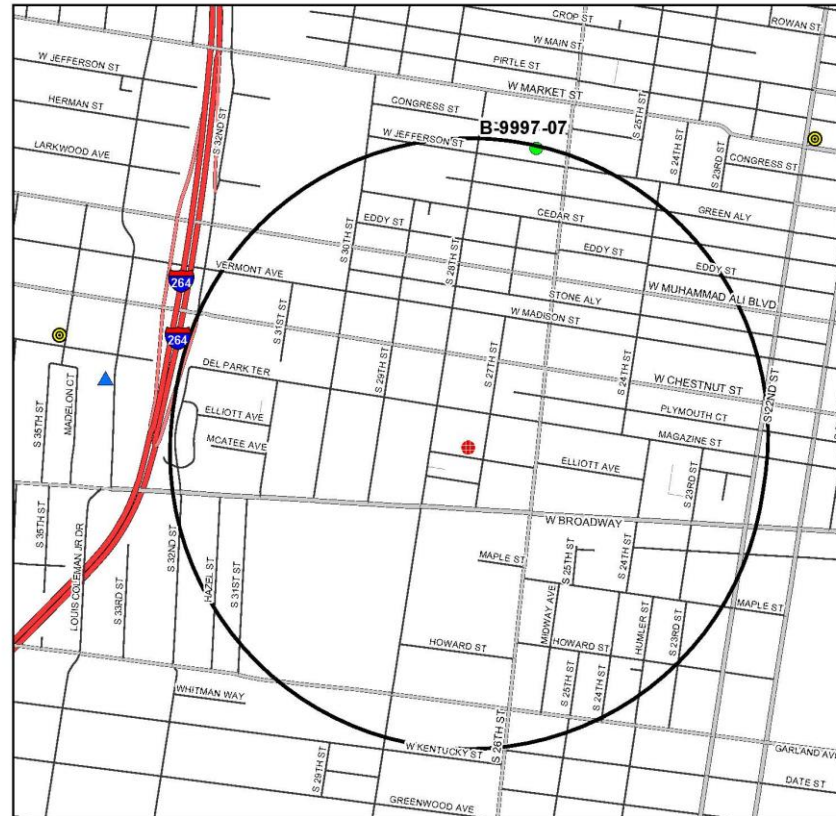
Site Location



Vicinity Map

Map Created: 06/23/2020

CUP Location Map



This map includes boarding and lodging houses, transitional housing, rehabilitation homes, and homeless shelters that have an approved conditional use permit. This map does not include boarding houses that are nonconforming uses, exist by right, pending applications, or unlawful uses.

Legend

CUPs

- + Boarding House, Subject Site
- Boarding and Lodging House, Approved
- ▲ Transitional Housing, Approved
- ⊙ Rehabilitation, Approved
- Homeless Shelter, Approved
- Buffer (1/2 Mile)

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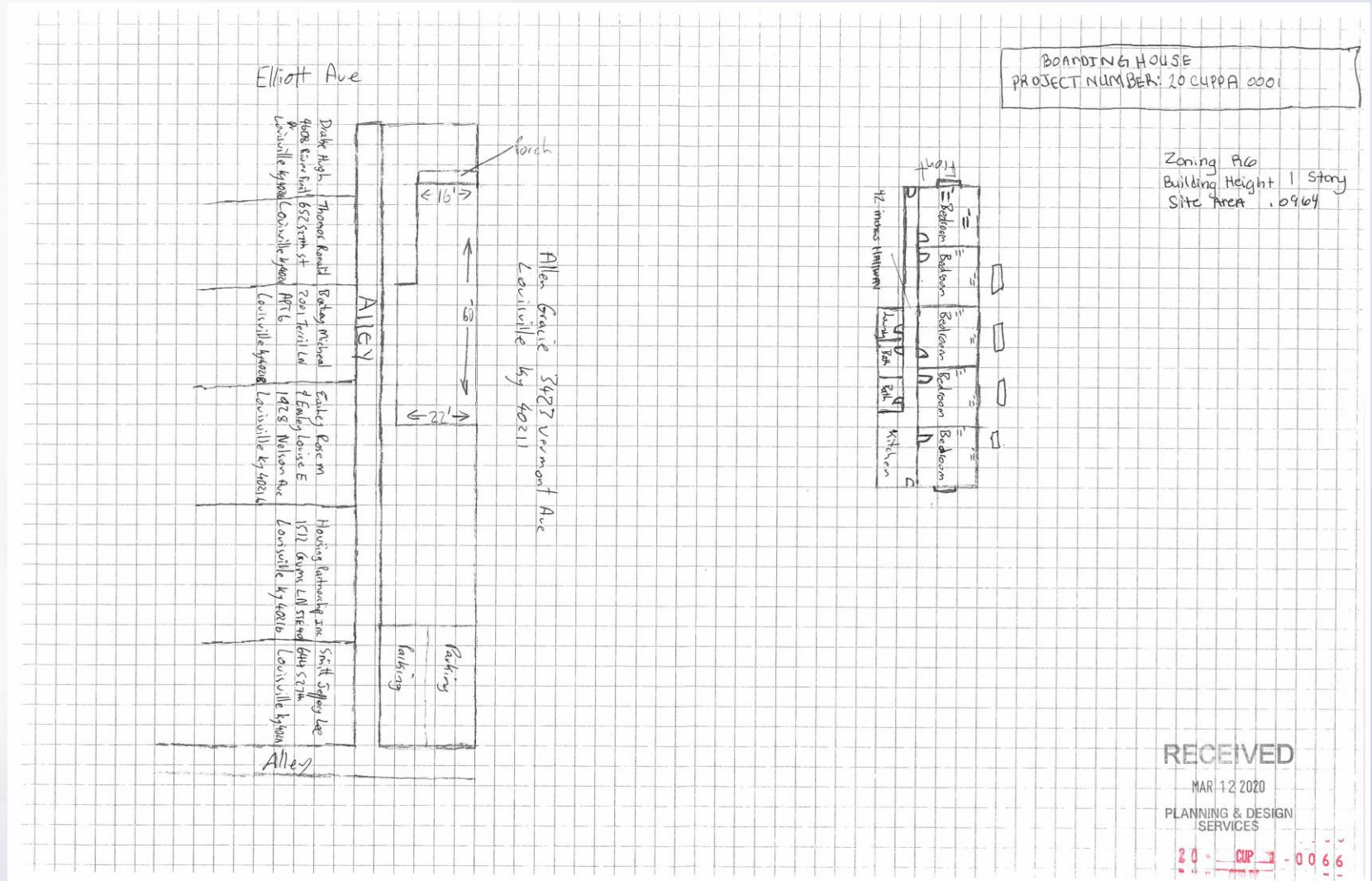
feet
990



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Group Housing Conditional Use Permits.

Site Plan/Floor Plan



Site Photos



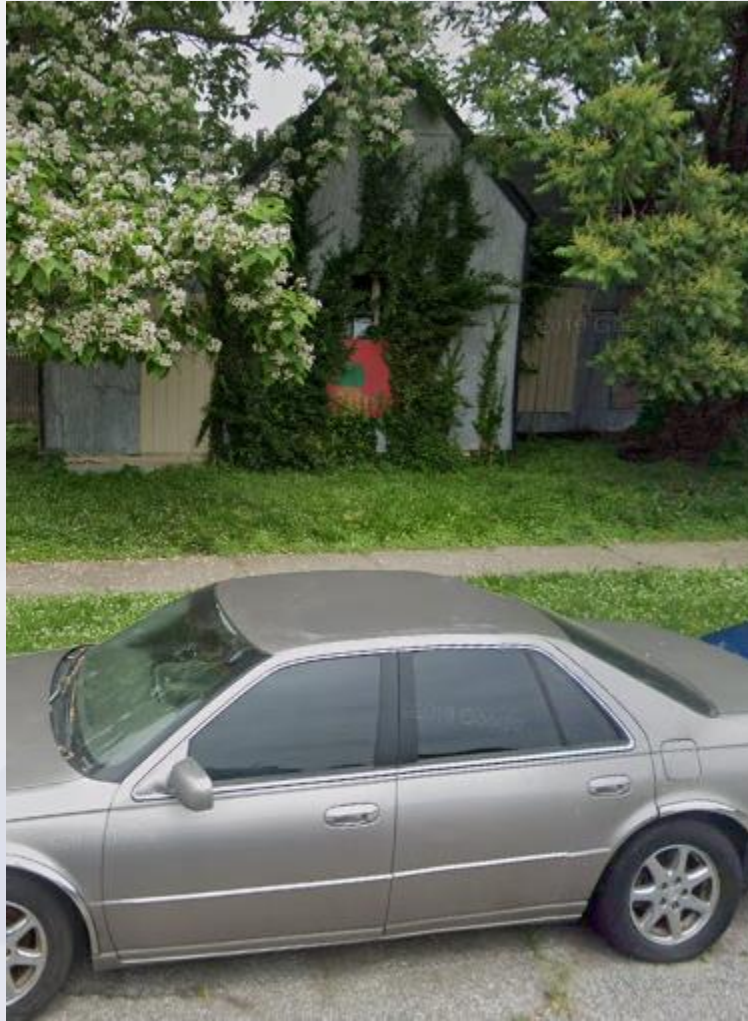
Front of subject
property.

Site Photos



Property to the left.

Site Photos



Property to the right.

Site Photos



Property across Elliott
Avenue.

Required Actions

Approve/Deny

- **Conditional Use Permit for Boarding and Lodging Houses (LDC 4.2.11)**