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October 15, 2018

Chris French, AICP
Planning and Design Supervisor
Louisville Metro Planning & Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202

RE: Modification to Existing Conditional Use Permit
Rehabilitation Home, 801 Mary Street, Louisville, KY
Case Number 9106

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Dear Chris:

This firm represents Centerstone Kentucky ("Centerstone") with respect to its request to modify an existing Conditional Use Permit for a rehabilitation home on property located at 801 Mary Street, Louisville, KY ("Property"). As further explained herein, Centerstone now submits its Modified Conditional Use Permit Application to amend existing conditions attached thereto concerning the intended residents and proposed operations of the Mary Street rehabilitation home; Centerstone plans to undertake no physical changes to the existing rehabilitation home building onsite, however.

On December 3, 2007, in CASE NO. 9106, the Louisville Metro Board of Zoning Adjustment (BOZA) approved a conditional use permit (CUP) to allow JECBLA, LLC's (Applicant/Owner of the Property) operation of a rehabilitation home in an OR-2 zoning district on property located at 801 Mary Street, Louisville, KY ("Mary St. CUP"). Please see enclosed hereto BOZA's Minutes of its December 3, 2007 Meeting for CASE No. 9106. Shortly after receiving its approval from BOZA, JECBLA, LLC exercised the Mary St. CUP on the Property and housed, via a contract with the Kentucky Department of Corrections, a number of parolees recently released from incarceration as residents on the Property. Under the Mary St. CUP, the rehabilitation program was operated on the Property to successfully transition parolees from incarceration back into the Louisville Metro

78 CUP 1141

Chris French
October 15, 2018
Page 2

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community. As part of this rehabilitation program, residents were required to abide by a zero tolerance policy for alcohol and drug use.

Centerstone is now working with JECBLA, LLC to replace the current rehabilitation program on the Property and establish thereon a more traditional residential treatment facility for residents undergoing care for drug and alcohol addiction while seeking sobriety. JECBLA, LLC would like to maintain its ability to house parolee residents in the future, however, should Centerstone cease operating its drug and alcohol rehabilitation program on the Property. To facilitate this arrangement, existing conditions to the Mary St. CUP must be amended.

As part of its 2007 approval of CASE NO. 9106, BOZA attached eight enumerated conditions to the Mary Street CUP. Enumerated conditions 4 and 5 of the Mary Street CUP require one staff person on site at all times and that a contract with the Kentucky Department of Corrections (erroneously shown as the "Kentucky State of Corrections" in the prior filing) be entered into and maintained during operation of the rehabilitation facility, respectively. To more accurately reflect the rehabilitation home intended for future operation on the Property, Centerstone and JECBLA seek approval of the following modifications to enumerated conditions 4 and 5 to the Mary Street CUP in CASE NO. 9106:

4. There shall be at least one staff person on site at all times.
5. The rehabilitation facility shall enter into a contract with the Commonwealth of Kentucky Department of Corrections and this contract be granted - except for when the rehabilitation facility operates a rehabilitation home - as defined by the Land Development Code - where entering into and maintaining a contract with the Commonwealth of Kentucky Department of Corrections is not required. In the future, should residents of the rehabilitation facility change where requiring a contract with the Commonwealth of Kentucky Department of Corrections is necessary or, in the alternative, where a change in residents of the rehabilitation home no longer requires a contract with the



Chris French
October 15, 2018
Page 3


Commonwealth of Kentucky Department of Corrections, the property owner shall provide written notice to BOZA and BOZA staff.

Due to the minor nature of the changes, I understand from previous discussions with you that the proposed modification to the conditional use permit may be approved by BOZA during its business session. The Modification Application and related materials are being submitted herewith for your review.

Thank you for your assistance with this matter and feel free to contact me if you have any questions or require any additional information.

Sincerely,

WYATT, TARRANT & COMBS, LLP


Jonathan L. Baker

Enclosures

cc: Christopher Roszman, Senior Vice President & CFO, Centerstone Kentucky
Don Blackburn, JECBLA, LLC

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18 CUP 1141