

18CUP1003

Chau Phuoc Hau Temple

8510 3rd Street Road



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Jon E. Crumbie, Planning & Design Coordinator

August 20, 2018

Request(s)

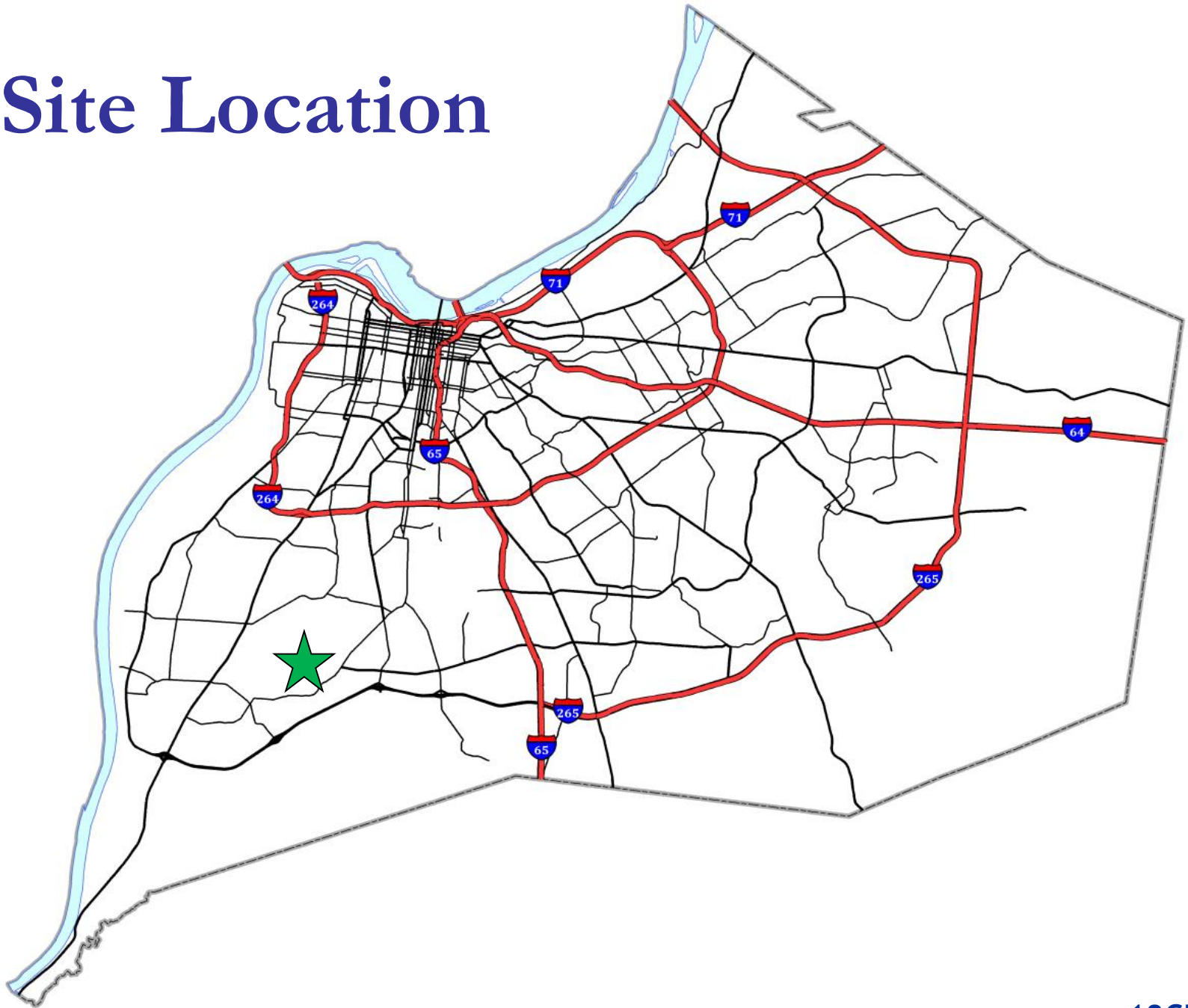
- Conditional Use Permit to allow a private institution in an R-4 zoning district.
- Variance to allow the proposed structure to exceed the maximum setback
- Waiver to omit the required sidewalk along 3rd Street Road and to the proposed structure
- Waiver to reduce the required landscape buffer areas along the property lines

Case Summary/Background

The applicant proposes to build a 7,866 square feet walkout one story worship temple. The new building will be used as the worship temple for which an existing residence is being used. The residence will remain and be re-purposed as a residence for the Temple's master.

The new temple is a walk out situated at the rear of the property (behind the current residence). The new temple will have two levels, lower level (basement) and upper level (worship hall). The current terrain allows for the lower level to have direct access from the plaza proposed between the existing and new building and the worship hall level to have direct ground access from the rear of the property where the parking is proposed.

Site Location



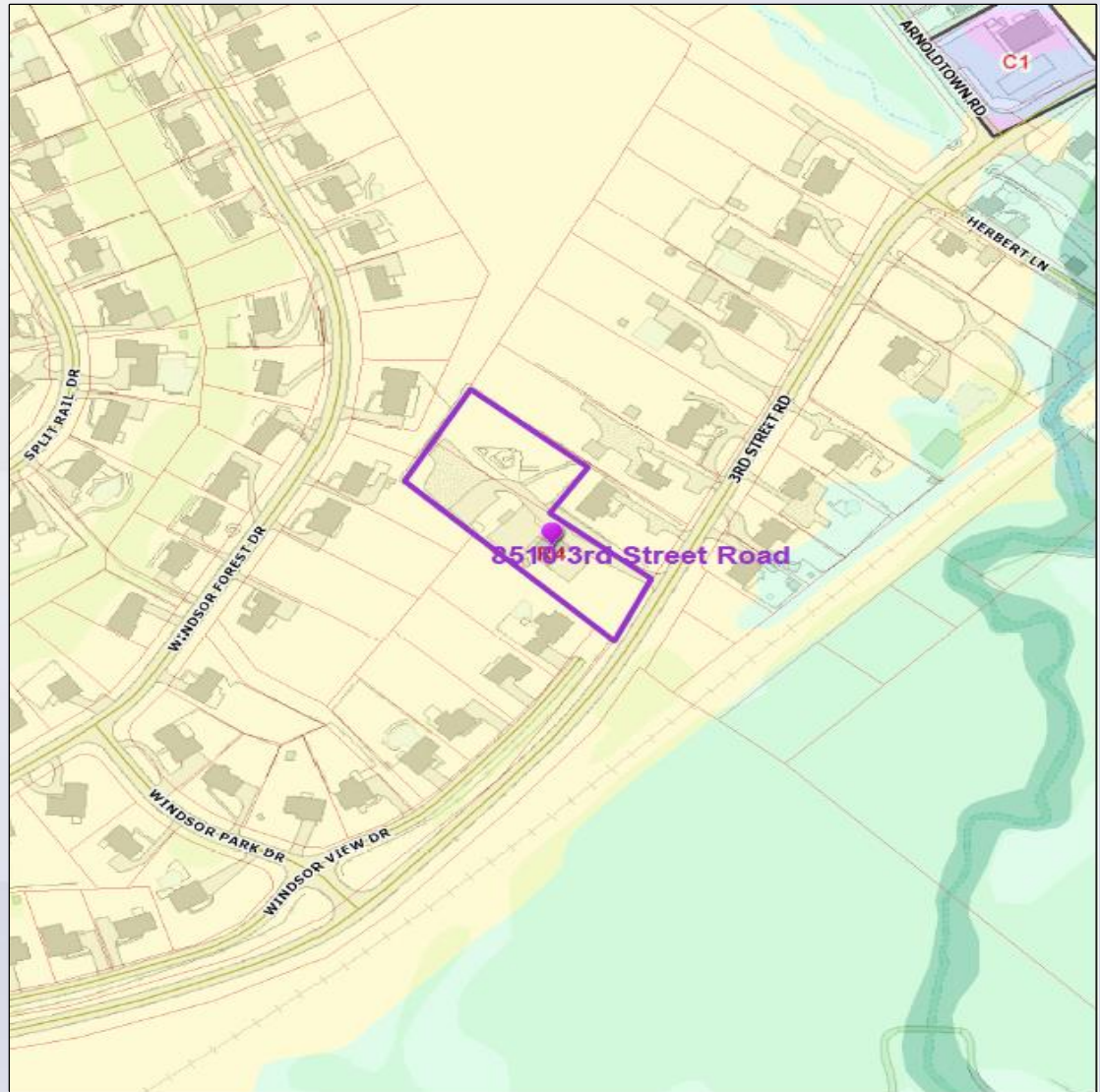
Zoning/Form Districts

Subject:

- Existing: R-4/N
- Proposed: R-4/N

Surrounding:

- North: R-4/N
- South: R-4/N
- East: R-4/N
- West: R-4/N



Aerial Photo/Land Use

Subject:

- Existing: Temple
- Proposed: Temple

Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential



Looking South on 3rd Street Rd.



Driveway



Looking toward 3rd Street Rd.



CUP Area - Internal



CUP Area - Rear of Site



CUP Area - Rear Parking Lot



08/03/2018 10:27

CUP Area - Rear



CUP Area - Rear of Site



Elevation



Chùa Phước Hậu

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Staff Findings

- There are 5 listed requirements that need to be met. The applicant will be asking for relief from item A. Item B., C. and D. will be met. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit, Variance, and Waiver.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a private institution in an R-4 zoning district.
- Variance to allow the proposed structure to exceed the maximum setback
- Waiver to omit the required sidewalk along 3rd Street Road and to the proposed structure
- Waiver to reduce the required landscape buffer areas along the property lines