

18CUP1133

**Standard Avenue Conditional Use
Permit**



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

**Chris French, Planning & Design Supervisor
November 19, 2018**

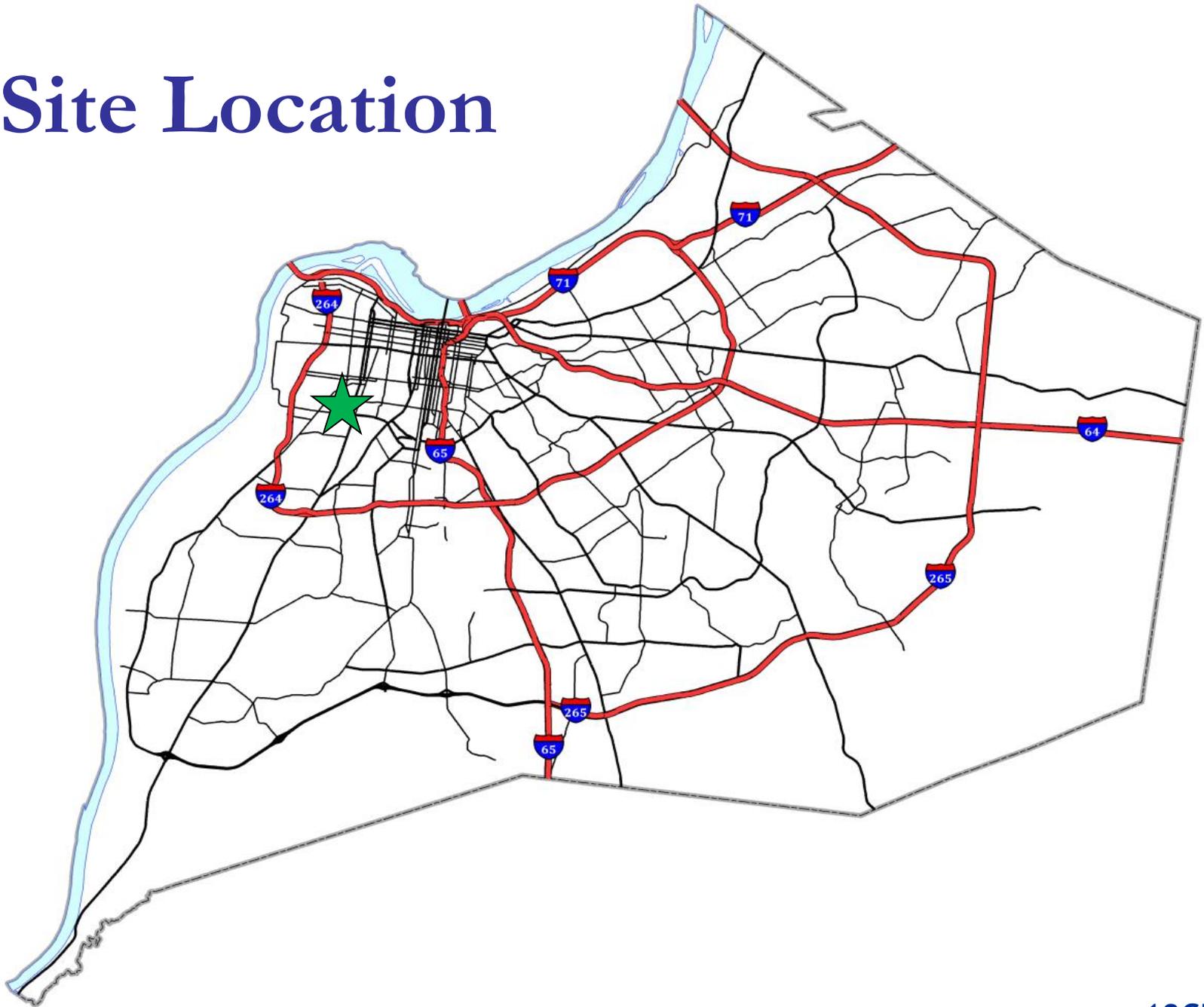
Request

- Conditional Use Permit to allow a community service facility in an R-6 Zoning District and Traditional Neighborhood Form District.

Case Summary/Background

- The applicant is proposing to open a community service facility on a property with an abandoned residence. The existing structure on site will be renovated on the exterior and interior to accommodate the use. The facility will serve the children in the neighborhood that apply to the program. They will be there voluntarily for educational and life skills.
- The subject property is in the Park Hill neighborhood.

Site Location



Zoning/Form Districts

Subject:

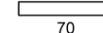
- Existing: R-6/Traditional Neighborhood

Surrounding:

- North: R-6 & U-N/Traditional Neighborhood
- South: R-6 & R-5/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6 & R-5/Traditional Neighborhood



2336 Standard Avenue
feet



Map Created: 11/8/2018



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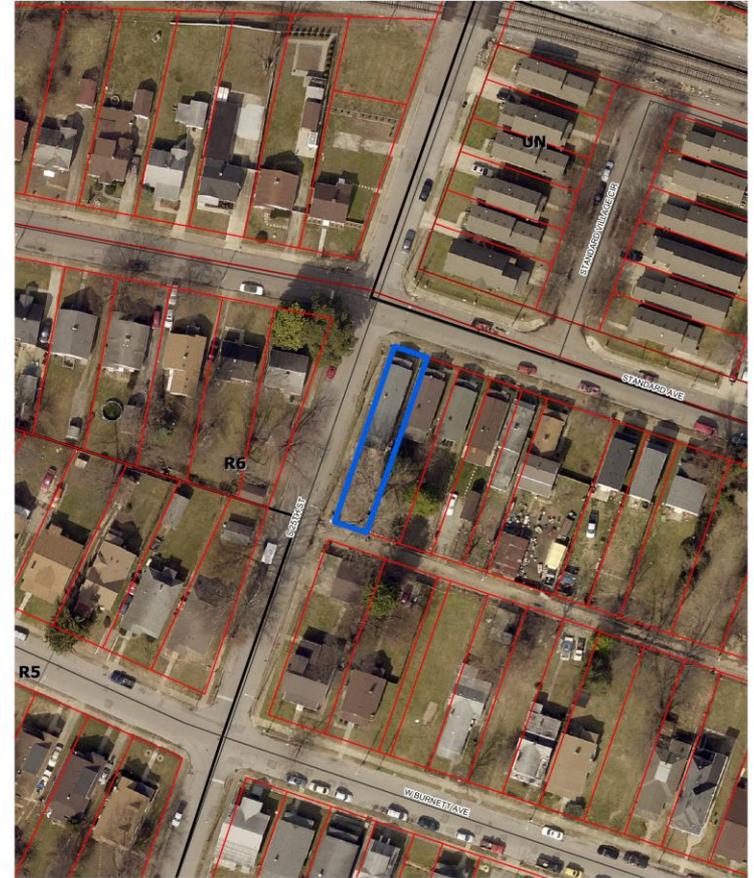
Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Community Service Facility

Surrounding:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



2336 Standard Avenue
feet

70

Map Created: 11/8/2018



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Site Photos - Subject Property



Front of subject property.

Site Photos - Subject Property



Property to the left.

Site Photos - Subject Property



Property to the right
across 25th Street.

Site Photos - Subject Property



Property across Standard Avenue.

Site Photos - Subject Property



Side of subject property.

Site Photos - Subject Property



Rear yard of subject property.

Site Photos - Subject Property



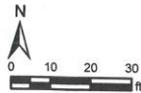
BOZA notice of public hearing sign #1 (Standard Avenue.

Site Photos - Subject Property



BOZA notice of public hearing sign #2 (25th Street).

Site Plan



No New Construction

Friday, September 21, 2018 | 3:15:10 PM



LOJIC © 2018

This map is not a legal document and should only be used for general reference and identification.

OCT 31 2018
DESIGN SERVICES

SEP 21 2018

18CUP1133

Staff Findings

- There are four listed requirements for properties that are not zoned single-family. Item A.1 requires the Board to determine the number of required parking spaces based on employees and visitors. Item A.2. requires signage to be in accordance with chapter 8 of the Land Development Code. Item A.3 does not apply as there will be no new construction. Item A.4 requires the applicant to provide the Board with a report from the applicable fire official outlining necessary steps for compliance with fire code safety prior to establishing occupancy. 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.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a community service facility in an R-6 zoning district and Traditional Neighborhood Form District.