

# 16CUP1029 1105 Dorsey Lane



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**

**September 12, 2016**

# Requests

- Conditional Use Permit to allow a home for the infirmed and aged in a C-1 zoning district.
- Variance to allow proposed parking/maneuvering to encroach into the required Dorsey Lane street side yard.
- Variance to allow proposed parking/maneuvering to encroach into the required Hurstbourne Parkway front yard.

# Case Summary/Background

- Applicant is proposing to build a 3-story, 80,000 square feet home for the infirmed and aged that will consist of 84 rooms.

# Zoning/Form Districts

Subject:

Existing: C-1/C

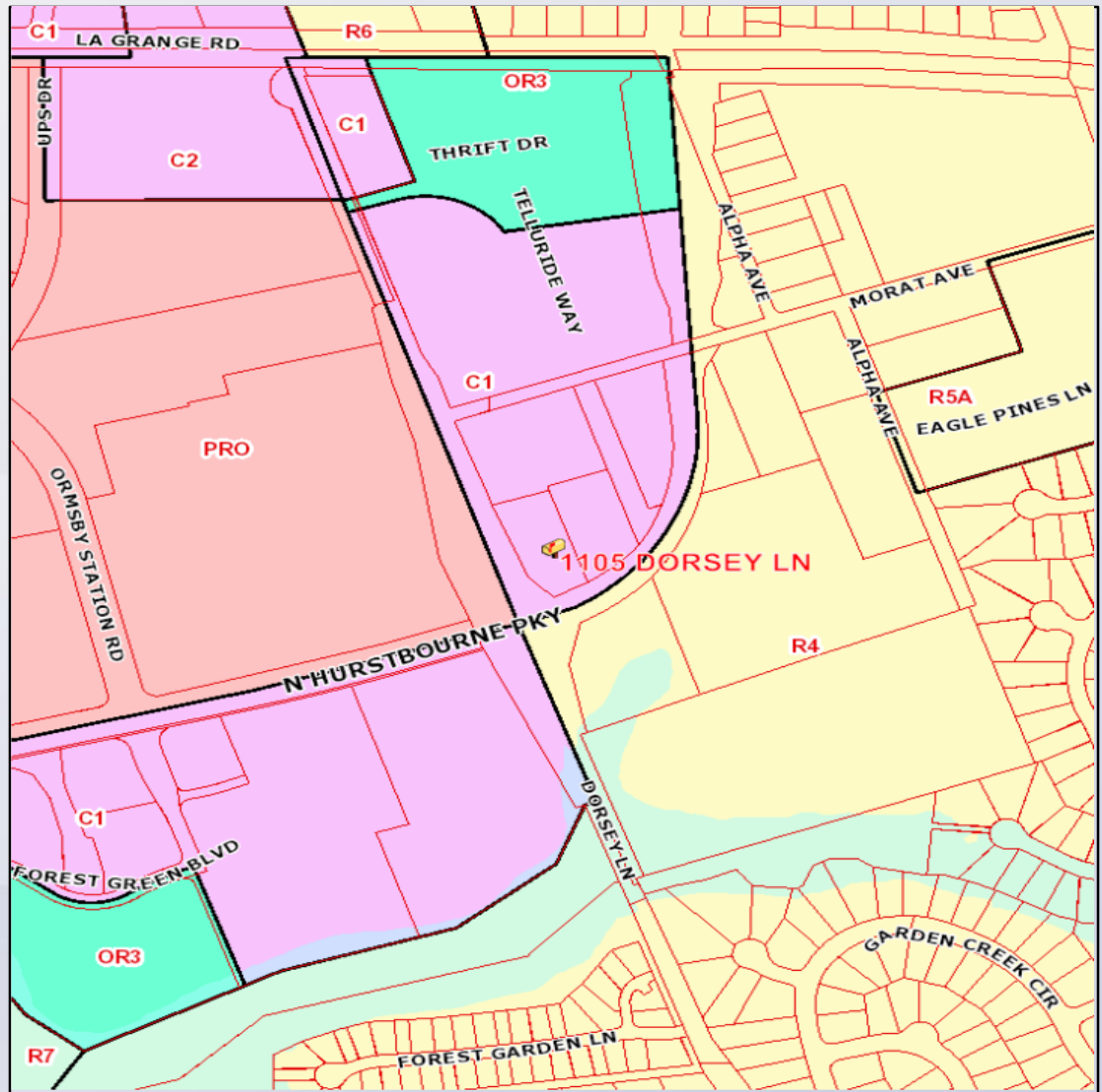
Proposed: C-1/C

North: C-1/C

South: R-4/N

East: C-1/C

West: PRO/C



# Aerial Photo/Land Use

Subject:

Existing: Vacant

Proposed: Home for  
the infirmed and aged

North: School

South: Vacant

East: Vacant

West: Office



# CUP Area/Access Point



# Dorsey Lane/School

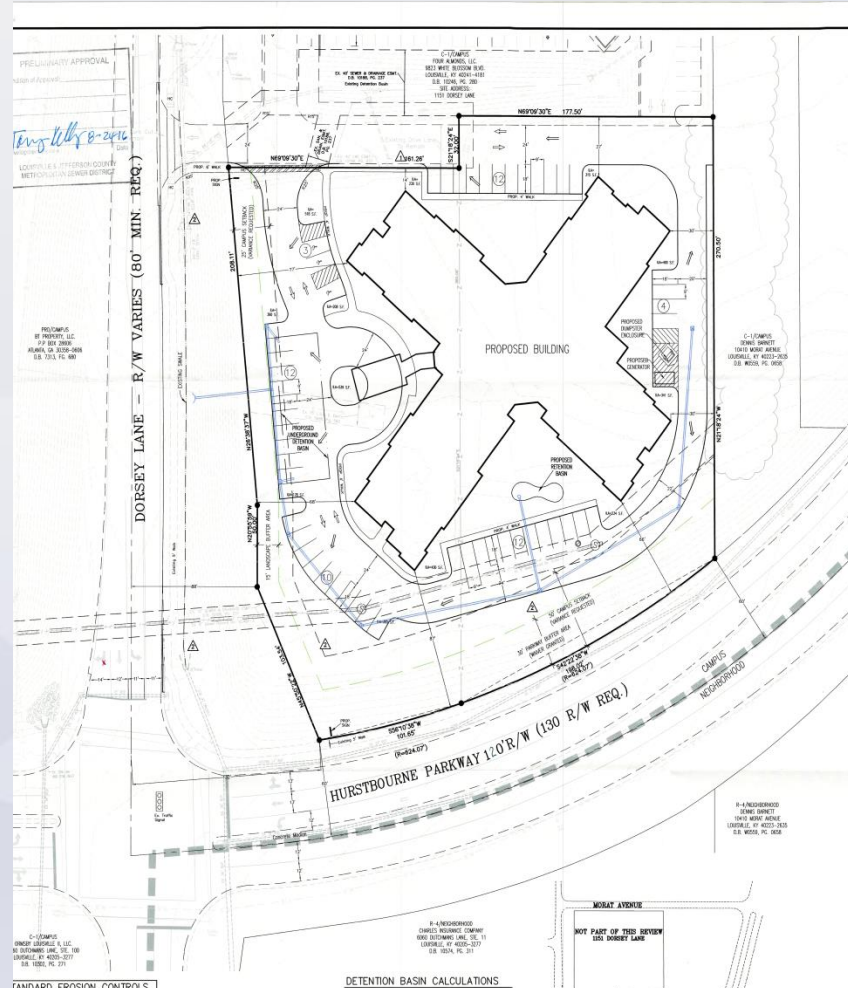


# Nearby Structures





# Applicant's Development Plan



# Elevations



16 CUP 1029



16 CUP 1029

# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a modified Conditional Use Permit and variances.

# Required Actions

- Approve or Deny
- Conditional Use Permit to allow a home for the infirmed and aged in a C-1 zoning district.
- Variance to allow proposed parking/maneuvering to encroach into the required Dorsey Lane street side yard.
- Variance to allow proposed parking/maneuvering to encroach into the required Hurstbourne Parkway front yard.