

**19-CUP-0226**

**Douglass Boulevard Accessory  
Apartment**



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

**Zach Schwager, Planner I  
December 16, 2019**

# Request

- **Conditional Use Permit:** for an accessory apartment (Land Development Code 4.2.3).

# Case Summary / Background

- The subject property has an existing accessory structure that the applicant would like to turn into an accessory apartment. The site is located on the north side of Douglass Boulevard at the intersection with Eleanor Avenue.

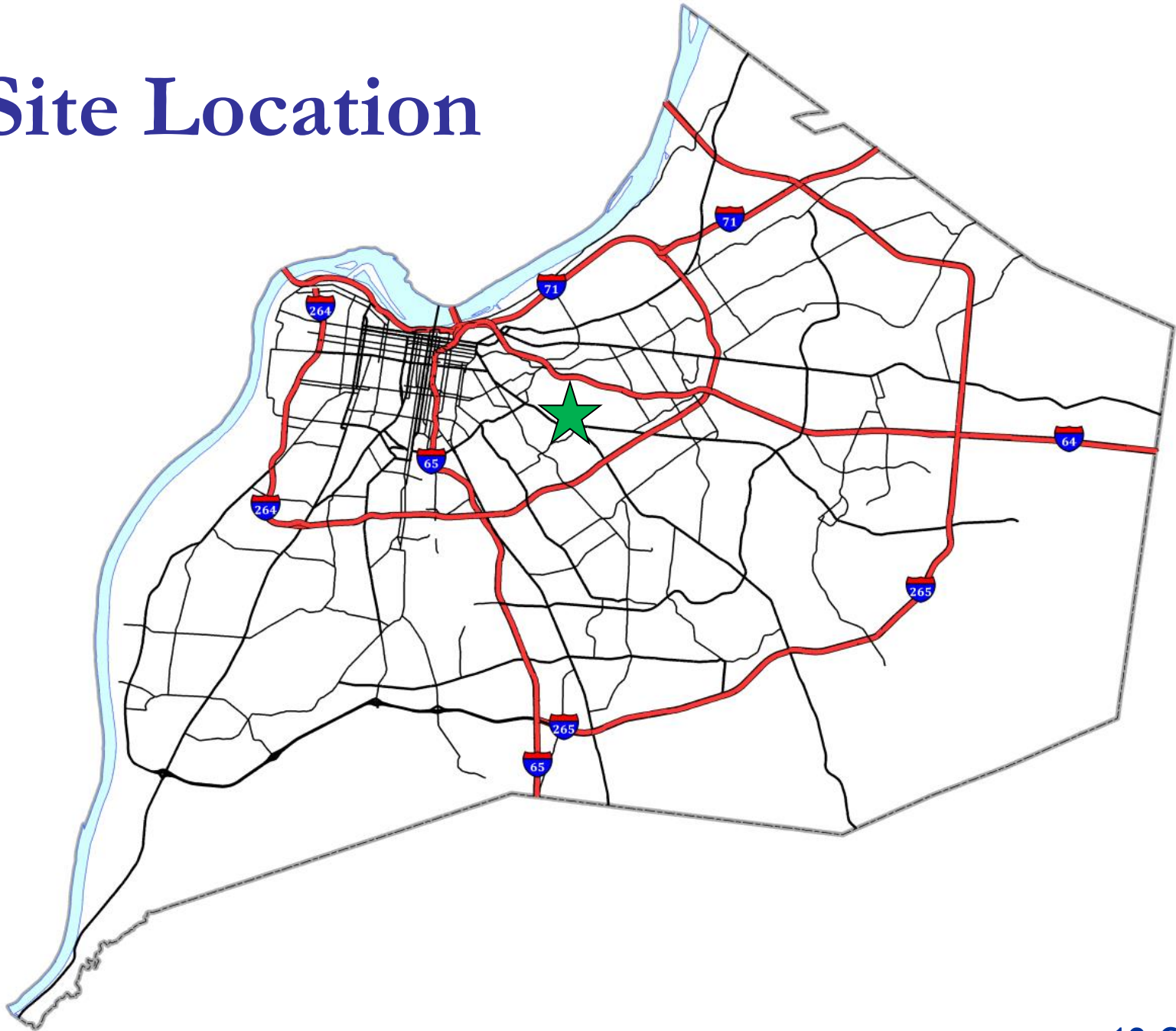
# Case Summary / Background

- The site is zoned R-4 Single-Family Residential within a Neighborhood Form District and there are surrounding properties that are zoned R-5 Single-Family Residential. All are used as single-family residential use.

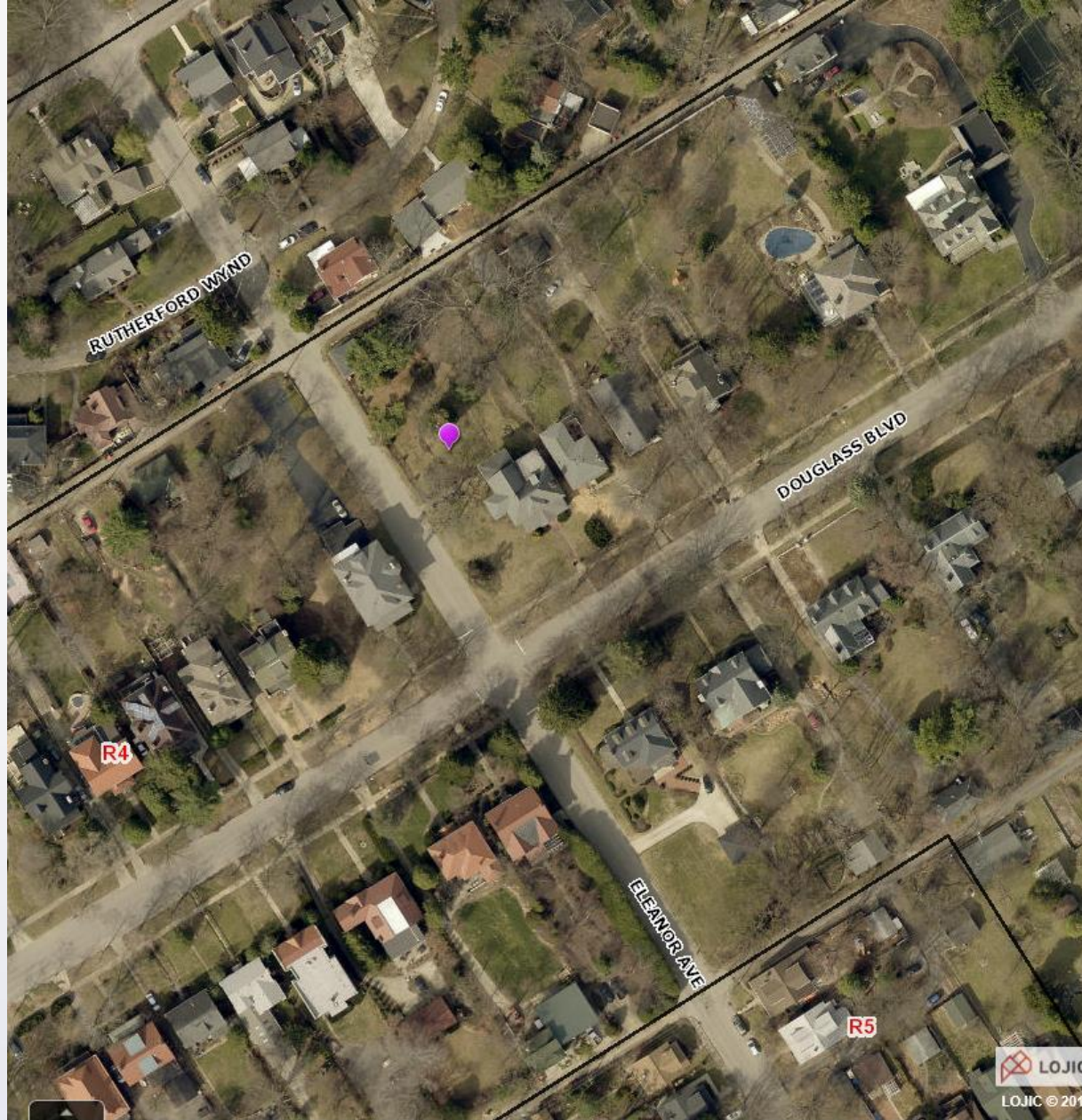
# Case Summary / Background

- The proposed apartment would be 800 sq. ft. and is the second story of an existing carriage house. There is a second garage with space for two cars.

# Site Location

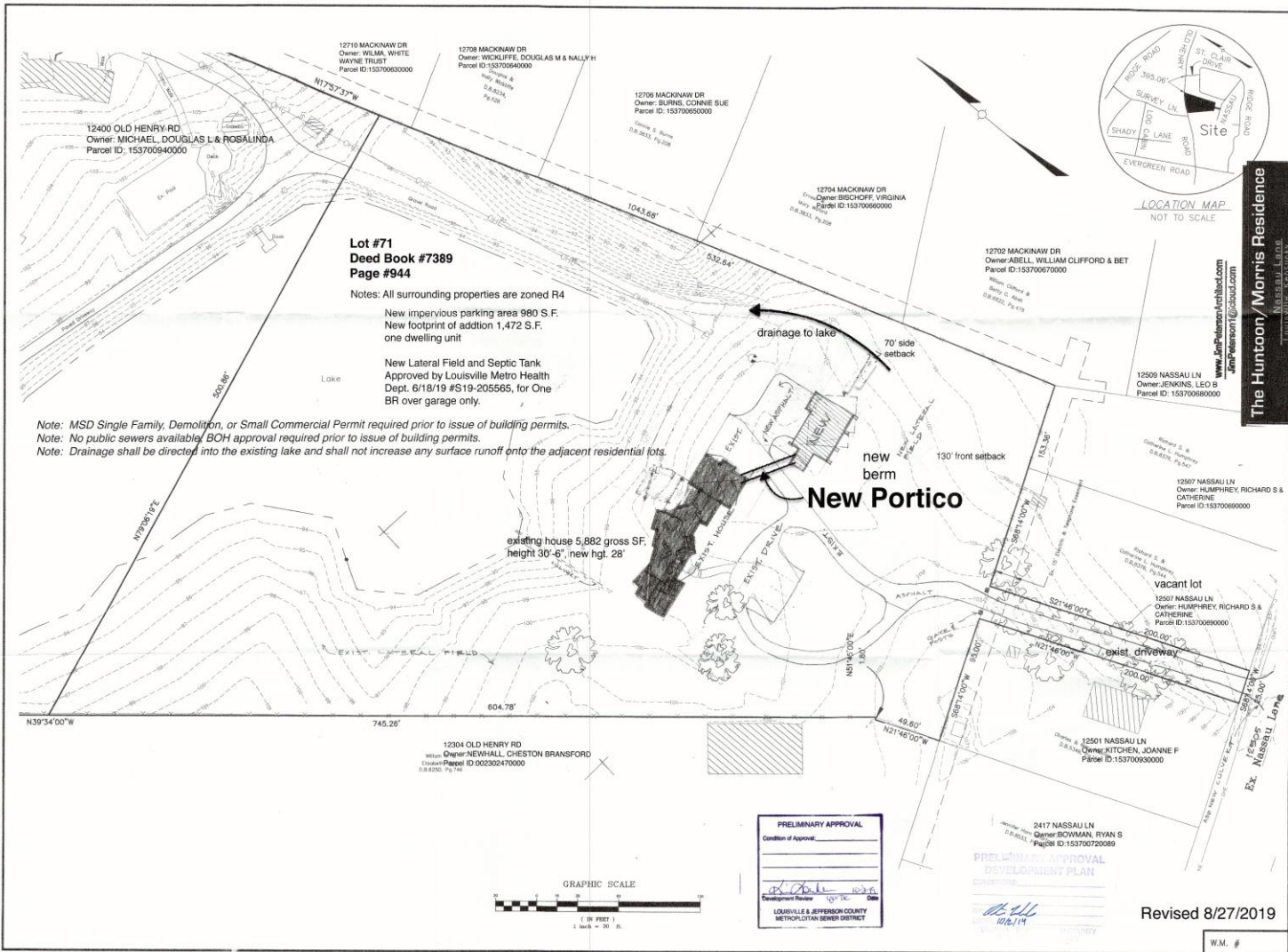








# Site Plan



The Huntoon / Morris Residence

NO.	DATE	DESCRIPTION	BY
1	8/27/19	P.R. E. S. A. L. B. A. S. H. F. I. E. L. D.	W. M.

**THE HUNTOON / MORRIS RESIDENCE**  
 LOUISVILLE, KY 40228  
**Jim Peterson Architect, Builder**  
 4201 Owen Drive, Ash Grove, KY 40201  
 502.233.2100

PROJECT DATA	
FILE NAME:	19-CUP-0226
FILE PATH:	19-CUP-0226
DATE:	8/27/19
SCALE:	AS SHOWN
DATE:	8/27/19
DATE:	8/27/19

**L&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 12000 W. WOODLAND BLVD., SUITE 100  
 LOUISVILLE, KY 40243  
 502.233.2100  
 P.L.L.C.

**EXISTING CONDITIONS SHEET**  
 OWNER:  
 Gary Huntoon & Brenda Morris  
 P.O. Box 24607  
 Louisville, Kentucky 40224-0607

**F10**



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- The request appears to be adequately justified and meets the standard of review.



# Conclusion

## Conditions of Approval:

#1) All development shall be in accordance with the approved district development plan, including all notes thereon, and with all applicable sections of the Land Development Code (LDC). No further development shall occur on the site without prior review of and approval by the Board of Zoning Adjustment (BOZA).

#2) The Conditional Use Permit shall be exercised as proscribed by KRS 100.237 within two years of BOZA approval. If it is not so exercised, the site shall not be used for an Accessory Apartment without further review and approval by BOZA.

#3) The applicant is required to contact Louisville Metro Emergency Services to have a unique address assigned to the accessory apartment.

# Required Action

- Conditional Use Permit: for an accessory apartment (Land Development Code 4.2.3). Approve/Deny