

17CUP1059

15501 Floydsvieview Place



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

October 16, 2017

Request

- Conditional Use Permit for an Accessory Apartment (LDC 4.2.3)

Case Summary/Background

- Applicant proposes to build a freestanding structure to serve as an accessory apartment
- Site is 5.02 acre parcel developed with a single-family residence and outbuilding located off a private road
- Site and adjoining properties zoned R-R in a Neighborhood form district
- Exterior of accessory apartment structure will blend with existing brick principal structure and will not exceed it in height
- Proposed development meets all zone, form district and CUP requirements

Zoning / Form District

Subject Site:

Existing: R-R / Neighborhood

Proposed: R-R with CUP /
Neighborhood

Adjoining Sites:

R-R / Neighborhood



Land Use

Subject Site:

Existing: Single-Family Residential

Proposed: Single-Family Residential with Accessory Apartment

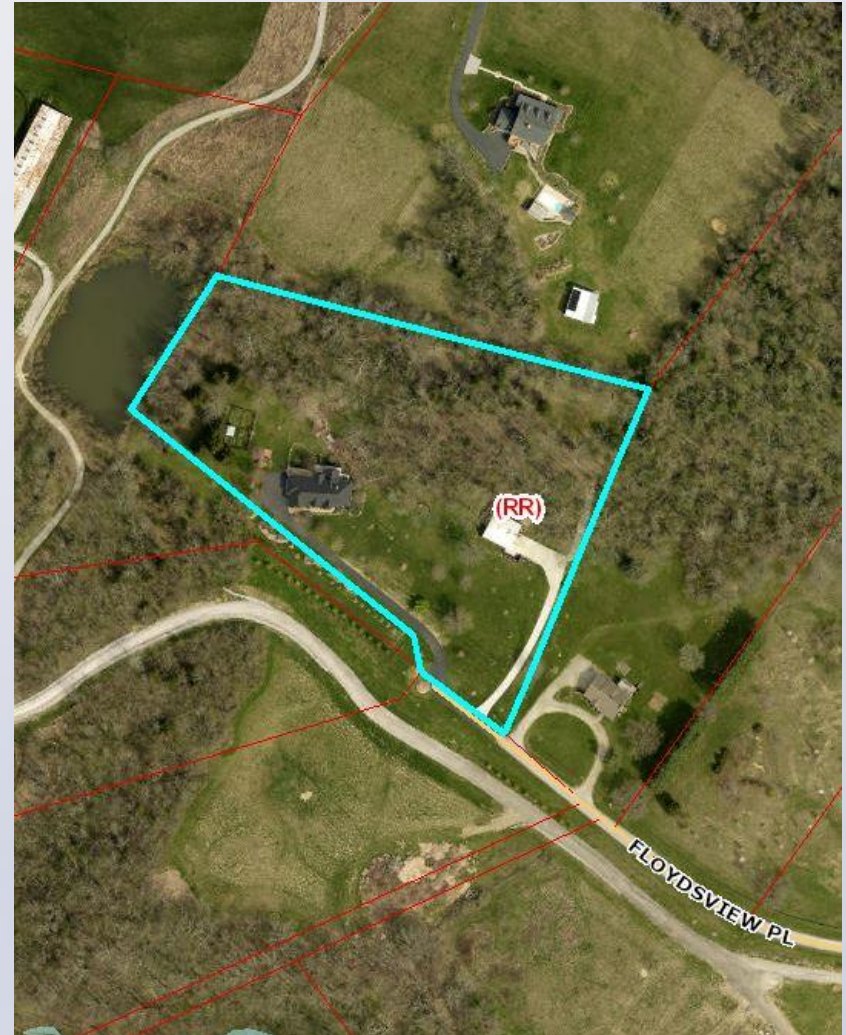
Adjoining Sites:

North: Single-family Residential

South: Vacant

East: Single-Family Residential

West: Vacant



Site Photos



Street View

Site Photos



09/28/2017 12:56

Adjoining Property to East

Site Photos



Adjoining Property to South

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 the requested Conditional Use Permit

Required Action

Approve or Deny

- Conditional Use Permit for an Accessory Apartment (LDC 4.2.3)
- Standard Conditions of Approval
- Additional Conditions of Approval:
 - Require a separate on-site sewage disposal permit for accessory structure
 - Require addition of note to deed to prohibit future subdivision of site until sanitary sewer service is available