

Board of Zoning Adjustment Staff Report

May 16, 2016



Case No(s):	15CUP1009
Project Name:	House of Omega
Location:	1625 Catalpa Street
Owner(s):	Kevin Wilson
Applicant(s):	Kevin Wilson
Representative(s):	Eddie Crutcher
Project Area/Size:	7,784 square feet
Existing Zoning District:	R-5, Residential
Existing Form District:	TN, Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	3 – Mary Woolridge
Case Manager:	Jon E. Crumbie, Planning & Design Coordinator

REQUESTS

- Conditional Use Permit to allow a rehabilitation home in an R-5 zoning district.
- Applicant is asking the Board to approve the alternative landscape plan.

CASE SUMMARY/BACKGROUND

The House of Omega is a small rehabilitation facility that will be equipped to house a maximum number of 8 young men ages 12 through 17. The facility will be staffed around the clock, providing structure and support for all residents. The tri level house has five bedrooms, two bathrooms, basement, eat in kitchen and the capabilities to provide transportation to school, appointments, and medical facilities. The length of stay depends upon the needs of the residents.

SITE CONTEXT

The site is rectangular in shape and located on the east side of Catalpa Street near a cul-de-sac. The property is surrounded by residential uses to the north, south, east, and west.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant Residential	R-5	TN
Proposed	Rehabilitation Home	R-5	TN
Surrounding Properties			
North	Residential	R-5	TN
South	Residential	R-5	TN
East	Residential	R-5	TN
West	Residential	R-5	TN

PREVIOUS CASES ON SITE

No previous cases on these sites.

INTERESTED PARTY COMMENTS

Staff did not receive any interested party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

**STANDARD OF REVIEW AND STAFF ANALYSIS
FOR CONDITIONAL USE PERMITS**

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal preserves and renovates an existing structure and will incorporate building design that is consistent with the predominate neighborhood. All lighting will be code compliant. Additional landscaping will be added to the rehabilitation home site.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The proposal is compatible with the general character of the surrounding neighborhoods in terms of height, scale, intensity, lighting, and appearance.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The proposal has been reviewed by Public Works and MSD and both have approved the plan. The Louisville Fire District #1 did not comment on the proposal.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested? There are 5 items in the listed requirements for rehabilitation homes. Items A, and C. will be met. Item B. and item D. does not apply.

A. If using an existing residential building constructed contemporaneously with the surrounding neighborhood, its exterior appearance shall not be substantially altered.

B. New construction within an area having an established front building setback shall be constructed at the average setback line or the minimum front yard of the form district, whichever is less. Structures adjacent to residential uses or zoning districts shall increase side yards by 10 feet for each story over two.

C. One parking space on site shall be provided for each staff person, plus two spaces for each five residents, or five clients served by the rehabilitation home. Parking shall be reduced to one space per five residents/clients if the rehabilitation home serves persons with disabilities that preclude operation of an automobile.

D. One freestanding sign not to exceed 10 square feet and 4 feet in height shall be allowed. **A sign is not proposed.**

E. The Board shall add any additional restrictions necessary to mitigate nuisances or adverse effects.

TECHNICAL REVIEW

There are no outstanding technical review items.

STAFF CONCLUSIONS

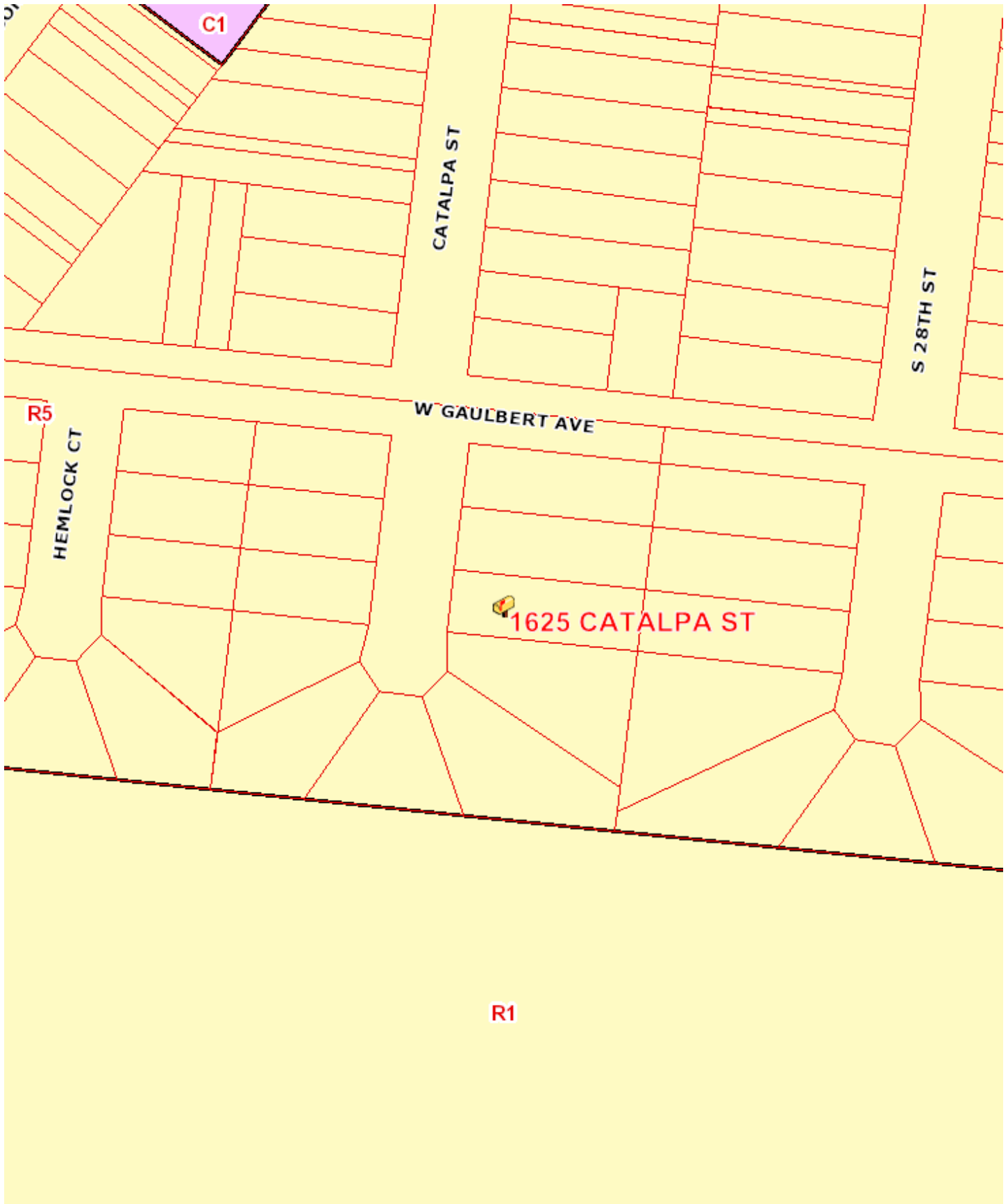
Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the Conditional Use Permit as established in the LDC.

NOTIFICATION

Date	Purpose of Notice	Recipients
4/29/16	APO Notice	First tier adjoining property owners Neighborhood notification recipients
4/29/16	Sign Posting	Subject Property

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Justification Statement/Business Plan
4. Neighborhood Meeting
5. Petition Against the Proposal
6. Site Plan
7. Conditions of Approval



2. Aerial Photograph



3. Applicant's Justification Statement and Proposed Findings of Fact

House of Omega

625 Catapla, Louisville, KY 40210

Date

To Whom it may concern

House of Omega is a small in Home Rehabilitation facility that is driven by the mission of "changing lives, building futures." We recognize that the youth of today are in need of so much and although we cannot offer everything that they need we can meet some of their needs such as housing in the least restrictive environment. The facility is equipped to house a maximum of 8 boys ages 12-17 years. The facility will be staff around the clock, providing structure and support for all residents. This tri level home has 5 bedroom, two bathrooms, basement, eat in kitchen and the capabilities to provide transportation to school, community appointments and medical concerns. Our design was structured to serve our young people who cannot live with their families, and need temporary or long term placement, supervised by a rotating staff of trained caregivers 24 hours a day.

We understand that some residents may have behavioral problems that may require extra supervision because they be a danger to themselves or others. We have created an assessment of needs behavioral needs and a safety plan that will keep all residents safe at all times despite their behavioral needs. Unfortunately at this time we cannot accept fire starters and/or underage sexual predators, we are working towards being able to cater to their in the future. Residents will be welcome into a homelike atmosphere that they will share rooms, and have to complete task that will help them learn skills that are adaptive to meet their needs. We have set up services within the community such as Junior Achievement, Behavioral therapist, Men of Quality and a couple therapeutic organizations in the Metro area (ex. pet, art and musical therapy).

The home we are utilizing has been in the family of our director for years and he is very familiar with the neighbors who are open to the idea of a group home in their area. The opening of group home in neighborhoods is occasionally opposed by residents, who fear that it will lead to a rise in crime and/or drop property values; however this has been discuss with neighbors.

I hope this provides you with insight into the initiatives of House of Omega and it purpose. If you have any questions or would like to speak with us in the future please contact Eddie Crutcher at 502-767-2949 or by email at qryptonite1911@gmail.com. Thanks in advance for taking the time to read this letter.

Respectively Submitted,
Eddie Crutcher

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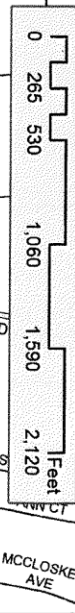
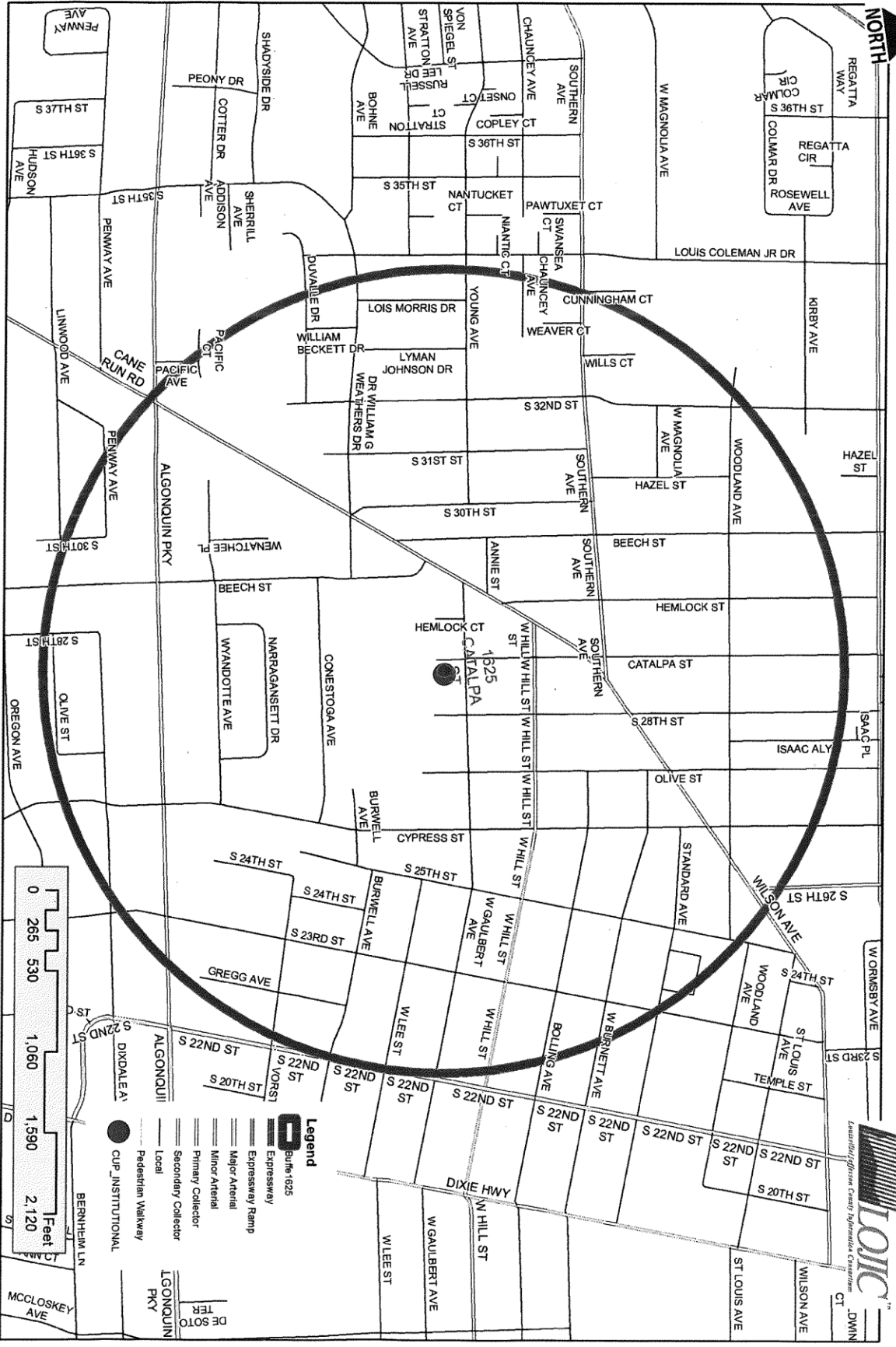
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15 CUP1009 1625 CATALPA ST

1:10,000



Legend

- Bulk 1625
- Expressway
- Expressway/Ramp
- Major Arterial
- Minor Arterial
- Primary Collector
- Secondary Collector
- Local
- Pedestrian Walkway
- CUP INSTITUTIONAL

1625 CATALPA ST

CUP INSTITUTIONAL

BERNHEIM LN

MCCLOSKEY AVE

DE SOTO TER

ALGONQUIN PKY



HOUSE OF OMEGA

Business Plan



Youth Residential Placement Services

INTRODUCTION

The main purpose of this plan is to provide a comprehensive overview of how we intend to strengthen urban communities characterized by the large number of Juvenile in need of **Residential Placement**. Although, this plan is written to reflect the needs of the community, as of this date, it is understood that as our neighborhoods change, so will the type of service our program utilizes and will be modified in order to meet those changes in our community.

BUSINESS DESCRIPTION

This program focuses on the Juvenile, especially those coming out of Juvenile Court suffering from Fatherless homes, single Parent head of households, mental illness, substance abuse and foster care, Further, the program will function as a vehicle to help ensure that participants increase coping skills in an effort to build a positive life for themselves and all citizens of the community. Our program is mainly faith-based and community organizations (FBCOs) carrying out these endeavors by providing services directly to YOUTH; we can also provide sub-grants to other FBCOs to provide these services. We project that many of the sub-contracted agencies will need funds to operate portions of their program.

MISSION STATEMENT

We want to help youth who enter into the House of Omega, face the challenges and obstacles they will incur from the transition of being on the streets, to becoming a positive addition to their community. In addition, to help circumvent relapse and mental health problems, criminal behavior, we will introduce the youth to work programs, mentoring, tutoring, special needs programs, aftercare programs, and processes that work. Moreover, with structure and support to assist them, there is a likely chance that youth in the House of Omega will not return to the Juvenile Justice system or become Homeless.

OBJECTIVES/GOALS

Acknowledging the need of Residential Placement as individuals and not as a waste of human life, our objectives are clear and measurable. A large number youth in our city of Louisville are Homeless suffer from chronic mental illness, another percent have physical or cognitive disability. Using a general quantitative analysis process to monitor

the activities and processes, it is anticipated that we will be able to increase the number of successful youth returning to society.

Goals

The House of Omega Services provides emergency shelter for Homeless youth and those who are referred from the court and help find affordable, supportive housing options for them outside the program. To reach this objective, here are some teaching points: What does it mean to be a homeless? How to let the past be the past? Seeing yourself as a productive youth and wanting to change the perception by helping family and friends to understand. A housing manager will work closely with participants to help identify and overcome the problems that have led to youth homelessness.

MANAGEMENT AND ORGANIZATION

The operation will be managed by Eddie Crutcher, whom has a long history of assisting youth.

“Without my struggle I wouldn’t have found my strength” Author-Unknown

Growing up in the city of Louisville, KY I had a slight rough start. I had to overcome many obstacles which have sculpted me to be the man that I am today. At the age of 19 I took the first step towards a brighter future and enrolled in college at Western Kentucky University and relocated to Bowling Green, KY. While attending WKU I met a lot of different people from different backgrounds and became of interest to many different clubs and organizations. In 2008 I pledged Omega Psi Phi Inc. and started my mission to give back to the community. 2009 I graduated from WKU with my Bachelor’s Degree in Computer Science. Shortly after graduating I relocated back to my hometown, Louisville, KY. I took a job with Bellwood Youth home and became a Youth Counselor. Mentoring to our youth is something that I have an incredible amount of passion for. I later accepted a promotion to move up on my life’s ladder and was offered a position working in a youth detention facility for the State of Kentucky. The amount of time spent working with these youth that came from all over the state, gave me a chance to be a role model and share my story. It’s a good feeling to see your youth that you’ve mentored out in the community doing good things and thank you for all that you’ve done for them. After putting in 2 years at the State facility, I moved to a position as a Youth Worker at the Jefferson County Youth Center. To me this position, had a more of a personal affect as it gives me the opportunity to guide and mentor the youth from my own hometown who have taken the wrong path’s and are in for various crimes. The 10 years that I have put in working as a mentor to the youth from different communities is only the start of my mission. My goal is to help as many of these young men as possible, so that when they return to our society they will be productive and understand the value of life itself.

HUMAN RESOURCE MANAGEMENT

Keeping in mind that Human Resources are a very vital part of offering service as any other resource, Human Resources must reflect the overall attitude of any company or organization. A Pro Active approach will be used when looking for employees to fill positions. Looking for the right person has to go beyond the traditional resume and interview process. If after observing a person, that person seems to match our style and business design, then approaching them with a job offer, or your business card for future reference, is a Pro Active approach to hiring.(In the past there may not have been the focus needed to maintain the devoted Personnel for more business growth).

The components objectives are: Consensus Decision Making, Values, Assertiveness, Job Skills, Problem Solving time, Anger and Stress Management, Relapse Prevention, Spirituality, and a Twelve Step Program. Mentoring, Tutoring. Higher Education

AGENCY DESCRIPTION

ORGANIZATIONAL CHART

BOARD OF DIRECTORS

CEO

ADMINISTRATIVE DIRECTOR

PROGRAM DIRECTOR

COORDINATOR

OPERATIONS

In order to successfully reintegrate into the community, it is essential that House of Omega participant possess the skills and support necessary to enter and compete in the workforce. The House of Omega is designed to draw on the ~, unique strengths of faith-based and community-based organizations, (FBCOs) and to rely on them as a primary partner for social service delivery to youth, by providing a direct link into the communities to which they are returning. The program will also coordinate the provision of these services with supervision of House of Omega to ensure they are held accountable for their behavior upon leaving the program. Community-based partners are well suited for this type of work because they can provide the resources and infrastructure necessary to intervene in the lives of returning youth and interrupt the crime and mental illness and incarceration.

We will rely heavily on our relationship with other FBCOs to develop partnerships and ensure connections to rehabilitation services for the formerly drug and mental health issues.

In addition, FBCOs will be utilized because evidence indicates that faith-based and community organizations are among the strongest, most trusted organizations and a significant presence with many resources at their command including: buildings, housing, volunteers, and a tradition of outreach and service. Churches, mosques, temples, and community centers are especially significant in poor urban areas where FBCOs have historically had a strong presence. The additional trust that many FBCOs have earned outside urban centers is invaluable, Collaboration and communication with public, private, and nonprofit providers and policymakers are essential there helping those in resource-poor neighborhoods become better equipped to handle any obstacles they may encounter. Many FBCOs also possess a proven ability to work collaboratively with other service providers and agencies for the delivery of social services. This is an invaluable asset, as the FBCOs that do remain in poor urban neighborhoods are typically small and have limited financial resources. For them to effectively ensure connections to job training and social services, it is critical that they build collaboration with other public and private organizations.

CONCLUSION

In closing, we create supportive residential placement housing for Juvenile in our community on behalf of the Department of Mental Health, Louisville Clinical Mental Health Behavior, and represent a socially, morally and fiscally smart imperative. It offers significant reduction of Homelessness, Crime, Drug abuse etc. in a segment of society so prone to homelessness. The Business Plan illuminate the multiplicity of reasons why our youth today struggle into the future and a free society and argues that a program like House of Omega Services tried to support services, alcohol-substance abuse treatment, job training and placement, mental health, counseling, family reunification and best community has the capacity to save our youth.

There is no single model for showing how "saving the youth" should look. We have illustrated in this program how our organization will succeed and develop flexible, responsive model that addresses and eliminates the myriad of issues associated with juvenile homelessness.

In light of this, it is incumbent upon constituencies and governments at all levels to advocate for both heightened awareness and increased funding of supportive housing for Homeless youth programs like House of Omega Service.

HOUSE OF OMEGA

1625 CATALPA, LOUISVILLE, KY 40210

Greeting Neighbors,

I'm sending you this letter to request an opportunity to meet with you and discuss a vital addition to *our community*.

As you know, the youth of today are not as fortunate as we were growing up. We grew up in a neighborhood with a sense of community, a feeling of belonging, and the notion that neighbors mattered to each other. It seems a lot has been lost over the years with our youth due to the daily struggles they have to deal with. While we can't address each issue in their lives, we can support by restoring that sense of community that was lost.

I would like to personally invite you to a *town-home meeting* to discuss opening, **House of Omega**, a small home-in facility for youth. The opening of House of Omega in our neighborhood will allow us, as a community, to come together and try to restore some of the peace to the lives of a few young people.

Nothing is required of you except to show up to the meeting held on **July 20th, 2015 at the H Temple Spears Senior living home** at the corner of *Cypress and Hill Street at 6:00pm* to simply listen to the wonderful opportunity we have to restore hope to our youth as well as discuss any and all concerns you may have.

House of Omega is driven by the motto "*Changing Lives and Building Futures*", we hope to see you there on Sunday July 19th at 6:00 pm.

Respectfully,

Kevin L. Wilson, Sr.

Director, House of Omega

*Thinking well is wise.
Planning well is wiser.
Doing well is wisest and best of all."*

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- Persian Proverb

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Meeting Minutes

Call to Order:

A community meeting for House of Omega was held at the Senior Living home located at 1515 Cypress St. Louisville, KY 40210, on July 19th, 2015 at 6:00 PM. Opening prayer was led by Rob Wilson.

Attendees:

Rob Wilson, Kevin Wilson, Eddie Crutcher, Whitney Crutcher, and Gaynell Coleman

New Business:

Founders introduced themselves. Topic of discussion-House of Omega was presented along with the vision and mission statements. The floor was then open for questions and answers. Main concern discussed by community representative was safety. Safety procedures and protocols were discussed thoroughly as well as daily routines for the household

Reports:

None

Closing prayer and the meeting was adjourned at 7:00 PM

Whitney Crutcher-Secretary

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**NEIGHBORS RECEIVING
NOTICE OF NEIGHBORHOOD
MEETING**

	Name	Address	Zip Code	Phone
1.	Gaynell Coleman	1624 Hemlock Ct.	40211	614-7649
2.	Robert Wiza	2608 Oregon Ave	40210	778-9213
3.	Whitney D	307 Chanel Ct #7	40218	430-9557
4.	KEVIN WILSON	1025 CATALPA Street Hoop, Ky	40211	
5.	Eddie Crutcher	11615 Tarzwell Dr Louisville, Ky		967-2949

6. _____
7. _____
8. _____
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Petition to Stop House of Omega Boys Home at 1625 Catalpa Street

Petition summary and background
 A boys home is being planned at 1625 Catalpa Street. Given that 1625 Catalpa Street is in a residential neighborhood, where a lot of senior citizens reside, having a juvenile business at that location places concerns of increased youth activity, crime, vandalism, and safety for the residents. **We, the citizens of this area, are not for placing a home in our neighborhood.**

Action petitioned for
 We, the undersigned, are concerned citizens who urge our leaders to act now to stop approval of a boys home.

Printed Name	Signature	Address	Comment	Date
Kim Ball	<i>[Signature]</i>	1620 Hemlock Ct.	RECEIVED AUG 25 2015 PLANNING & DESIGN SERVICES	8/23/15
Danielle Blena	<i>[Signature]</i>	1622 Hemlock Ct		8/23/15
Cristin Coleman	<i>[Signature]</i>	1626 Hemlock Ct		8-23-15
Gerald R. Ford	<i>[Signature]</i>	1627 Hemlock Ct	N/D	8-23-15
Shirley A. Ford	<i>[Signature]</i>	1625 Hemlock Ct.	N/D	8-23-15
Alfred Adams	<i>[Signature]</i>	1625 Hemlock Ct	N/D	8-23-15
Boston Hardin	<i>[Signature]</i>	1623 Hemlock Ct,	N/D	8-23-15
Faye Greene	<i>[Signature]</i>	1626 Catalpa St.	N/D	8/23/15
James Green	<i>[Signature]</i>	1626 Catalpa St	N/D	8-23-15
Arthur T. Cosby	<i>[Signature]</i>	1631 Catalpa St	N/D	8-23-15
Jacelyn Cosby	<i>[Signature]</i>	1631 Catalpa St	N/D	8/23/15
<i>[Signature]</i>	<i>[Signature]</i>	1629 Catalpa St		8-23-15

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Printed Name	Signature	Address	Comment	Date
James D. Thompson		1624 Catalpa	NO LIVING & DESIGN SERVICES	8-23-15
Mandy Smith		" "	NO	8-23-15
James Thompson		1620 Catalpa	NO	8/23/15
Resian Hink		1620 Catalpa	NO	8/23/15
Sonya Graves		1548 Catalpa	NO !!	8/23/15
Greg Smith		1538 Catalpa	NO	8-23-15
Alena Co		1532 Catalpa	NO	08-23-15
Jamie Leonard		1532 Catalpa	NO	8-23-15
Mark Duggan & Mark Ben Sr		1530-2222 Wilson	not the place for it	8/23-15
Michelle Porten		1545 Catalpa St	NO	8-23-15
Terry Chandler		1531 Catalpa	NO	8/23/15
Debbie Wilson		1543 Catalpa St.	NO	8-23-15
Debbie Wilson SR		↓	↓	8-23-15
Tyrah Kent		1545 Catalpa	NO	8-23-15
Paul Graves		1628 Catalpa	NO	8/23/15

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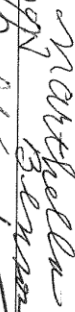

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Printed Name	Signature	Address	Comment	DATE	Date
Robert L. Gray	Robert L. Gray	228 Custer	NO	8/23/15	8/23/15
Elle Musty	Elle Musty	1614 So. 28th St	NO	8/23/15	8/23/15
Anthony Anthony	Anthony Anthony	2 Sumpster	NO	8/23/15	8/23/15
David Hobbs	David Hobbs	1620 S 28th St	NO	8/23/15	8/23/15
Shannon Brown	Shannon Brown	1627 S. 28th	NO	8-23-15	8-23-15
Yvonne Robinson	Yvonne Robinson	1613 S 28th	NO	8/23/15	8/23/15
Shirley Bell	Shirley Bell	1605 S. 28th	NO	8/23/15	8/23/15
ANNELO ZORILLO	ANNELO ZORILLO	1005 S 28th St	NO	8/23/15	8/23/15
Mary Blasko	Mary Blasko	1003 S. 28th	NO	8/23/15	8/23/15
Danny Williams	Danny Williams	1601 S. 28th	NO	8/23/15	8/23/15
Roberta Harris	Roberta Harris	1608 S. 28th	NO	8-23-15	8-23-15
O. V. Palmer	O. V. Palmer	1616 S 28th	NO	8/23/15	8/23/15
Leannara Brown	Leannara Brown	1614 So. 28th St	NO	8/23/15	8/23/15
James James	James James	11 11	NO	8-23-15	8-23-15
Stacy Foster	Stacy Foster	1619 S. 28th St	NO	8-23-15	8-23-15
William Williams	William Williams	1618 So. 28th St	NO	8/23/15	8/23/15

AUG 25 2015

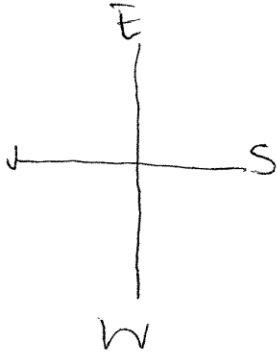
DESIGN SERVICE

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Printed Name	Signature	Address	Comment	Date
Alan D Benson		1324 S. 32nd ST	No 11	8/23/15
Sam D. Benson		1632 Catalpa St.	NO PLEASE STOP	8-23-15
WALTER BENSON		162 Catalpa ST	NO NO NO NO	8/23-15
Doretha Hurst		1623 Catalpa ST		8/23/15
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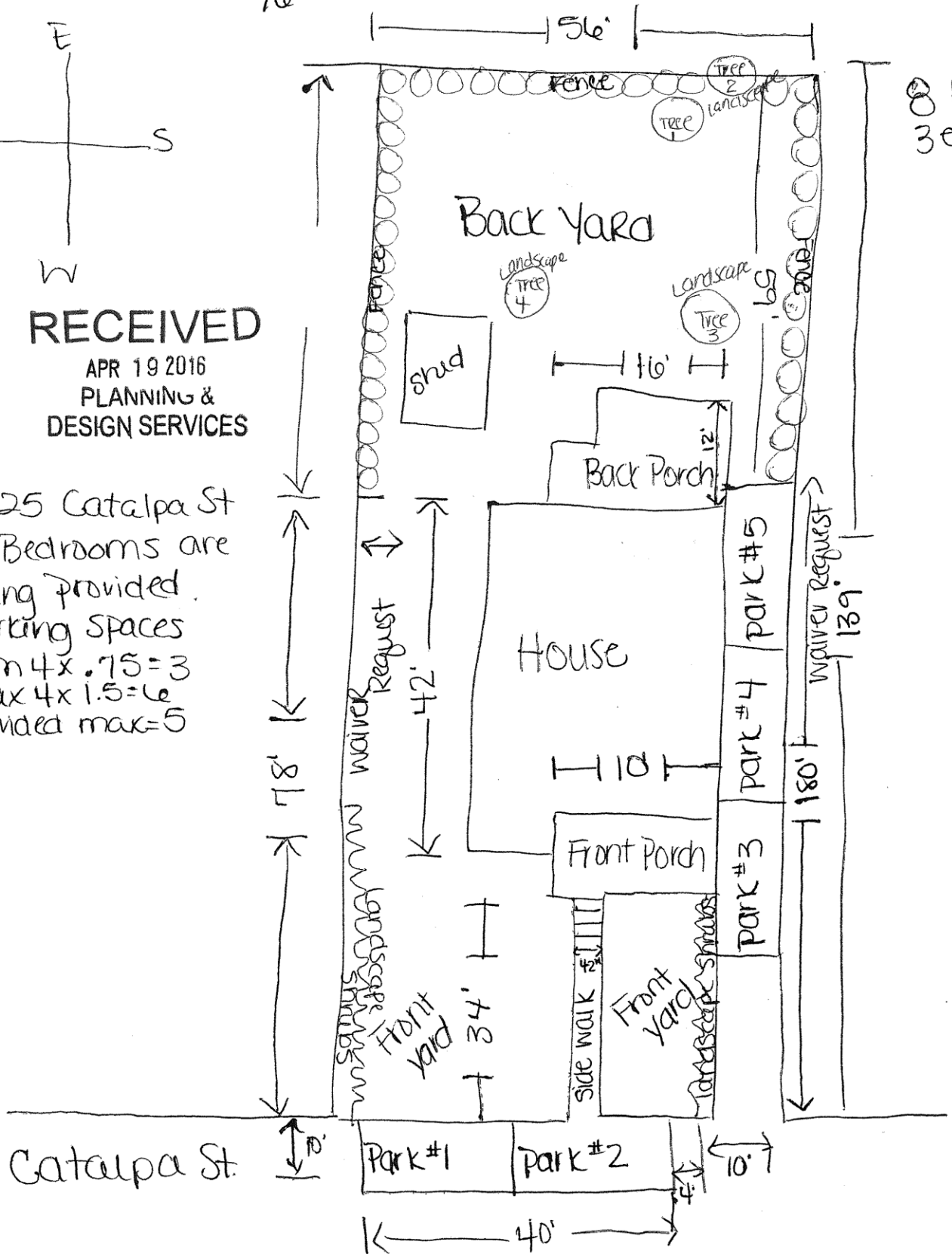
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1625 Catalpa St
 4 Bedrooms are
 being provided.
 parking spaces
 min 4x .75 = 3
 max 4x 1.5 = 6
 provided max = 5

8 kids
 3 employe



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Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a rehabilitation home without further review and approval by the Board.
3. The maximum number of residents on site shall be 9 including the overnight resident manager.
4. The House of Omega will select a maximum of 3 (three) property owners in the general area to serve on the executive board.