

18CUP1026

714 S. 24th Street



Louisville Board of Zoning Adjustment Public Hearing

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May 21, 2018

Request

- Conditional Use Permit for Off-Street Parking Area (LDC 4.2.39)
 - Relief from Condition C. to permit parking within the required 3 ft north side yard
- Waiver of required VUA (Vehicle Use Area) LBA on the north property line (LDC 10.2.10.)
- Waiver of required PP (Property Perimeter) LBA on the south property line (LDC 10.2.4.)
- Waiver of required 3 ft high masonry wall (LDC 5.5.1.A.3.a.)

Case Summary/Background

- Proposed parking area consists of 12 pull-in spaces off a rear alley
- Parking area will serve senior medical clinic on an adjoining site across the alley
- Reliefs and Waivers Requested
 - Design of parking area requires parking within the required side yard and will not permit LBA on northern boundary
 - Site is too narrow to accommodate LBA along southern boundary
 - Required masonry wall is not appropriate for this site

Zoning / Form District

Subject Site

Existing: R-6/Traditional
Neighborhood w/ CUP

Proposed: No change

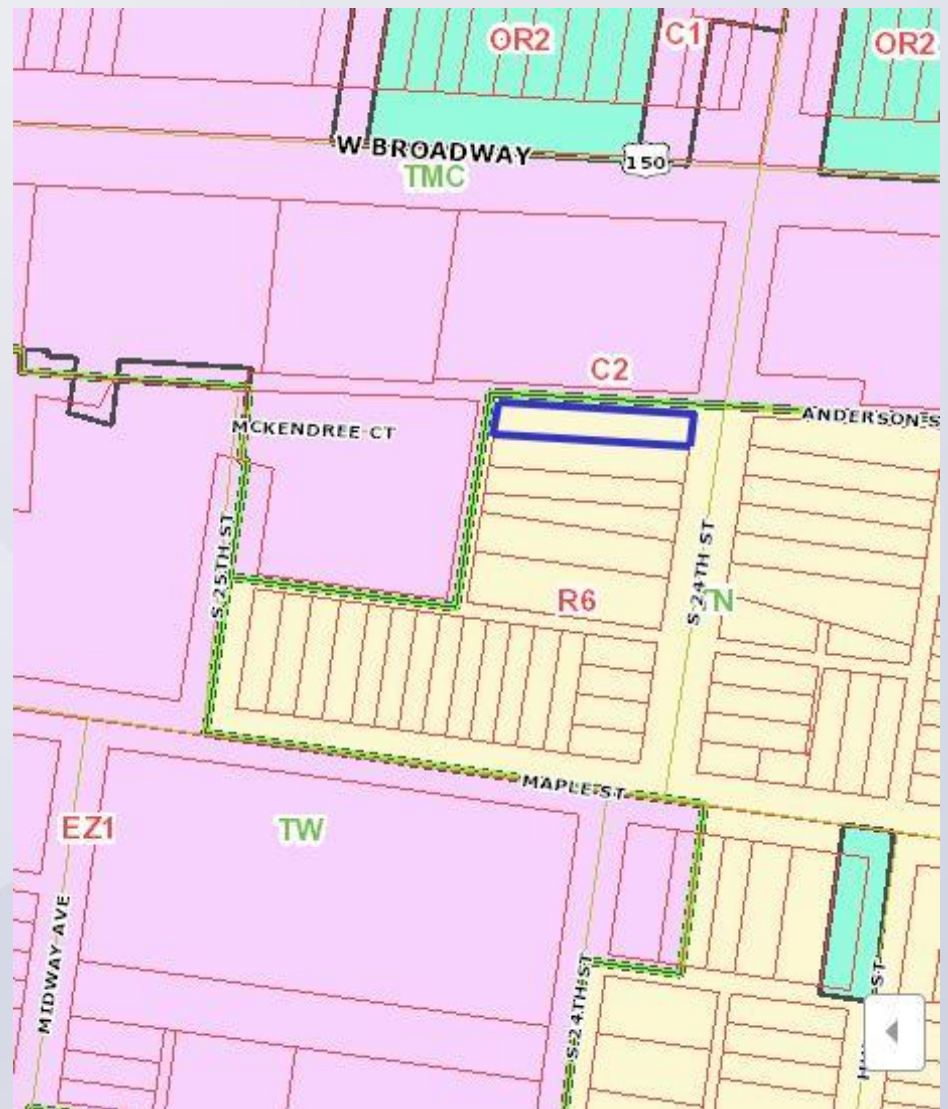
Adjoining Sites

South and East:

R-6/Neighborhood

North and West:

C-2/Traditional Marketplace
Corridor



Land Use

Subject Site

Existing: Vacant

Proposed: Off-Site Parking

Adjoining Sites

North: Institutional

South: Vacant

East: Single-Family Residential

West: Multi-Family Residential



Site Photos



Street View

Site Photos



Adjoining Property to North

Site Photos



Adjoining Property to South

Site Photos



Adjoining Property to East

Site Photos



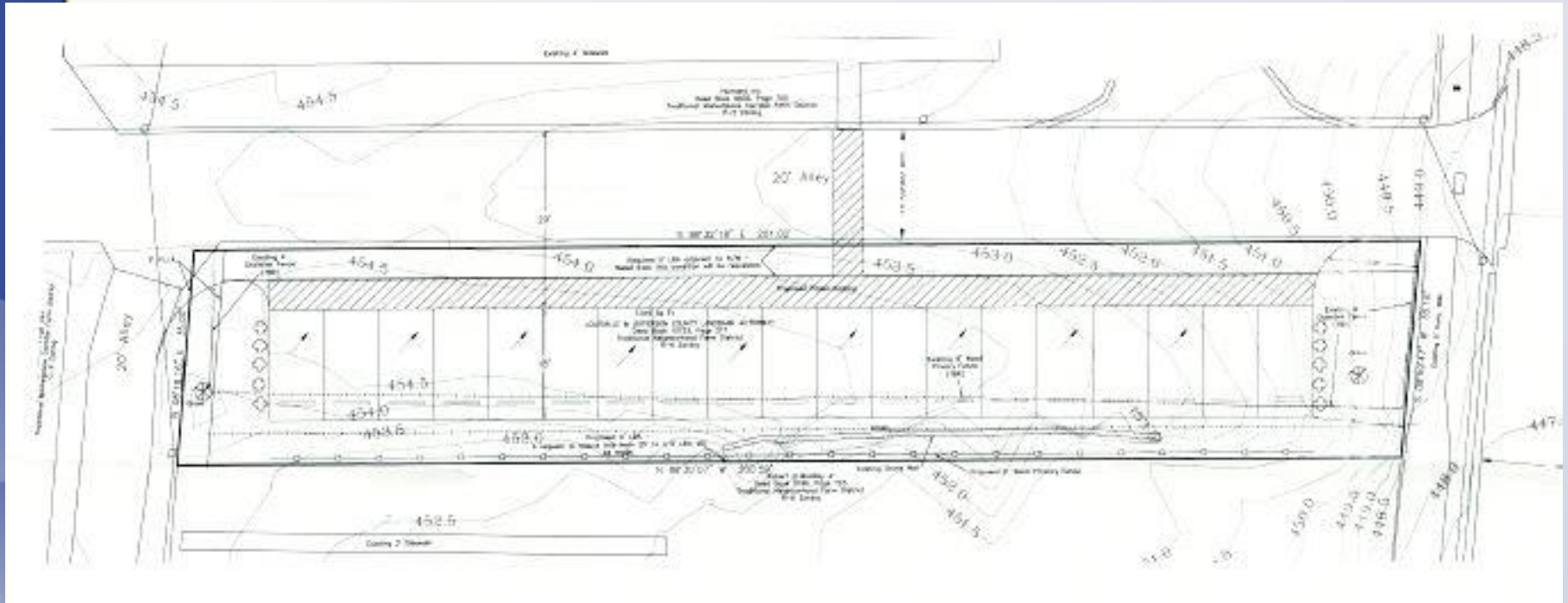
Adjoining Property to West

Site Photos



Rear of Clinic

Development Plan



Conclusions

- The proposal meets the standard of review for the requested CUP and the reliefs and waivers are justified
- 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 Actions

Approve or Deny

Conditional Use Permit for Off-Street Parking Area (LDC 4.2.39)

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