18CUP1035 330 N. Hubbards Lane





Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II July 30, 2018

Request

- Conditional Use Permit for Cemeteries and Mausoleums (LDC 4.2.13)
 - Relief from LDC 4.2.13.A. to not construct the required fence
 - Relief from LDC 4.2.13.B. to permit the cremated remains site to encroach on the required 30 ft buffer from the Massie Avenue property line and from the existing buildings

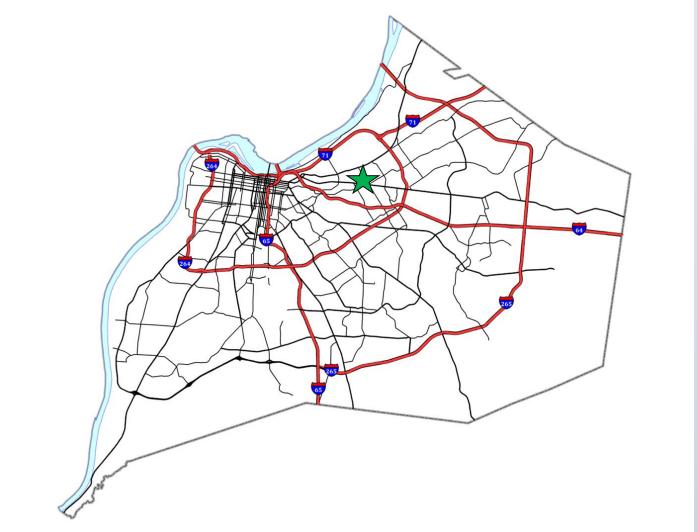


Case Summary/Background

- Applicant proposes to set aside a portion of its site for use for cremated remains; no construction is proposed
- CUP requires a 30 ft buffer from the property line; the proposed site encroaches on that buffer by 4 ft 10 in at its northeast corner
- CUP requires a 30 ft buffer from any building or structure; the proposed site provides no buffer from the existing church and a second structure at its southeast and southwest corners
- CUP requires a fence at least 6 ft high to be erected around the premises; applicant is requesting relief from this requirement
- Required neighborhood meeting was held on March 21, 2018



Location Map





Zoning / Form District

Subject Site:

Existing: R-4 / Neighborhood

Proposed: R-4 with CUP/

Neighborhood

Adjoining Sites:

North/South/East: R-4/Neighborhood

West: R-4, R-6 / Neighborhood





Land Use

Subject Site

Existing: Institutional

Proposed: Institutional w/CUP for

Cemetery/Mausoleum

Adjoining Sites

North/South/East: Single-Family

Residential

West: Single- and Multi-Family

residential





CUP Area





Site Photos





CUP Area from Massie Avenue toward church

Site Photos





CUP Area from Massie Avenue toward second structure

Site Photos



CUP Area along Massie Avenue toward intersection

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
- Since this is an internal site with no vehicular access from a public way, staff concurs with the relief request regarding fencing
- Since this is an internal site within private property and will not further infringe on any public or private adjoining uses, staff concurs with the relief request regarding the buffer requirements



Required Action

Approve or Deny

 Conditional Use Permit for Cemeteries and Mausoleums (LDC 4.2.13)

Approve or Deny

 Relief from LDC 4.2.13.A. to not construct the required fence

Approve or Deny

 Relief from LDC 4.2.13.B. to permit the cremated remains site to encroach on the required 30 ft buffer from the property line and from the existing buildings

