18CUP1206
2801 Hikes Lane

Louisville Metro Board of Zoning Adjustment

Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

April 15, 2019

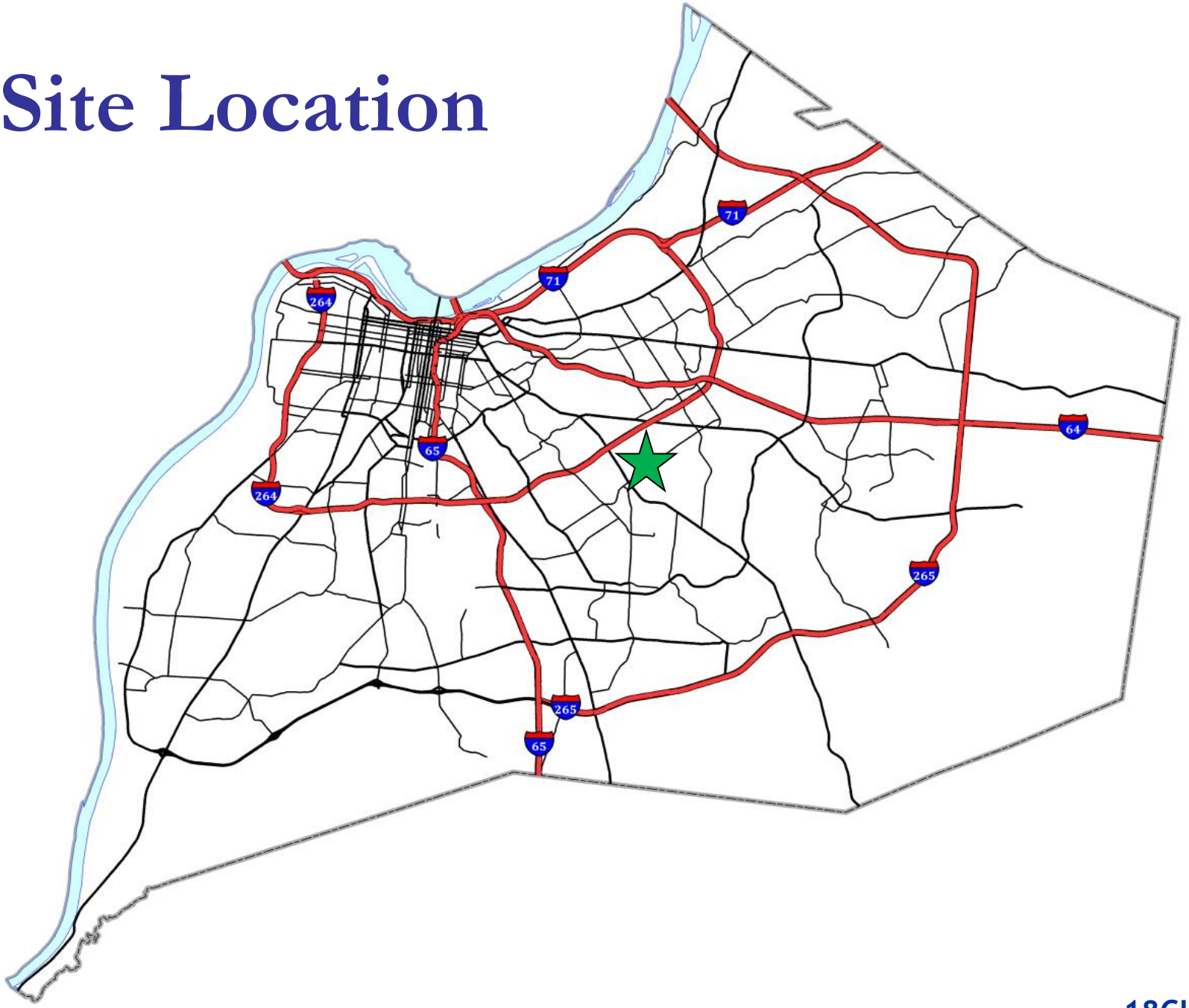
Request(s)

- Conditional Use Permit to allow an accessory apartment in an R-5 zoning district.

Case Summary/Background

- The applicant is proposing a 550 square foot accessory apartment that will be located in the principle dwelling. The apartment will consist of a bedroom, bathroom, kitchen, and laundry room.

Site Location



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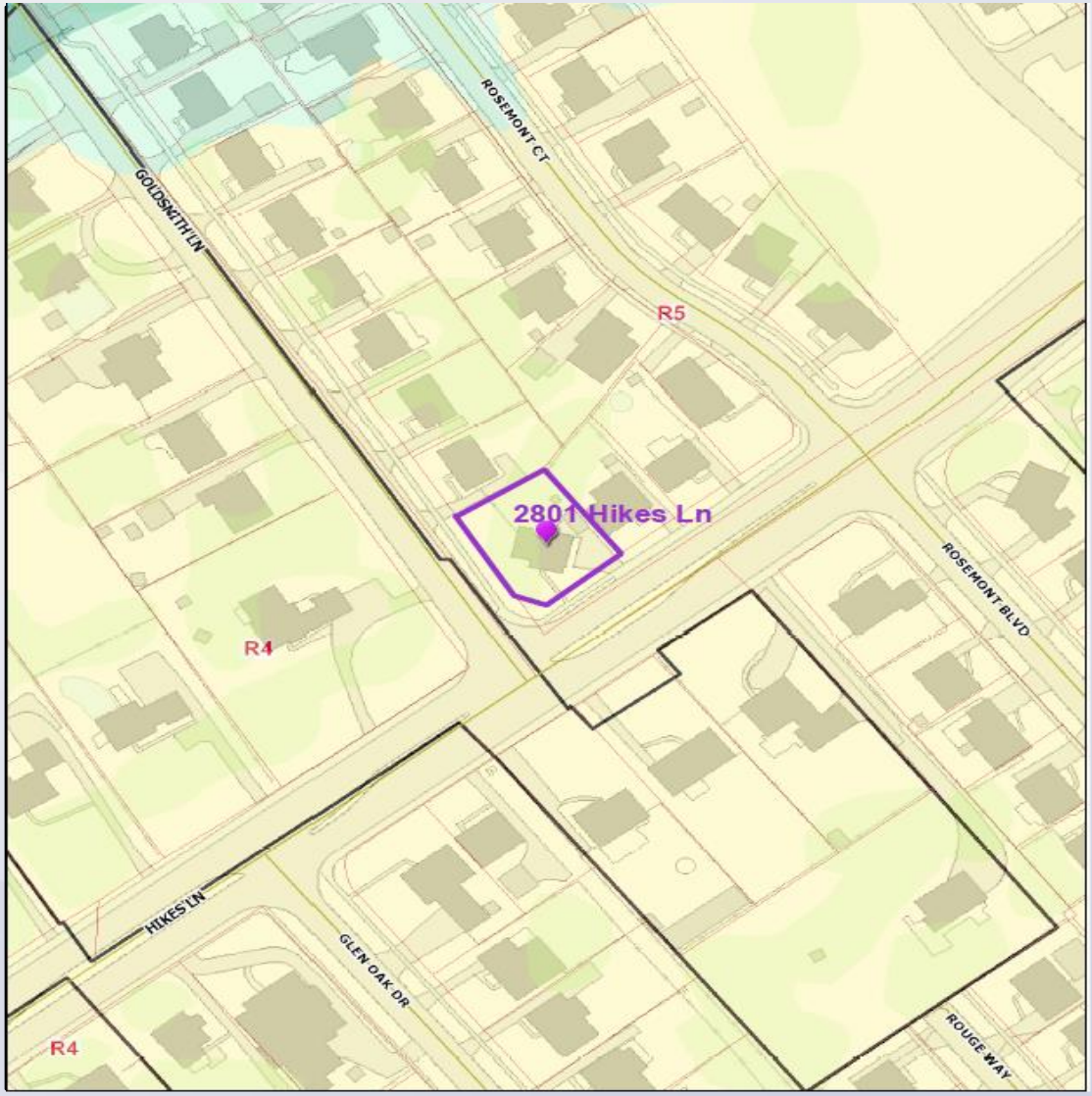
Zoning/Form Districts

Subject:

- Existing: R-5/N
- Proposed: R-5/N

Surrounding:

- North: R-5/N
- South: R-4/N
- East: R-5/N
- West: R-4/N



Aerial Photo/Land Use

Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential

Louisville METRO

2801 Hikes Lane
Hikes Ln
Hikes Ln
Goldsmith Ln

Front of Residence
04/04/2019 12:06

Existing parking Area
04/04/2019 11:58

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Rear of Residence
04/04/2019 12:03

Looking Toward Hikes Lane

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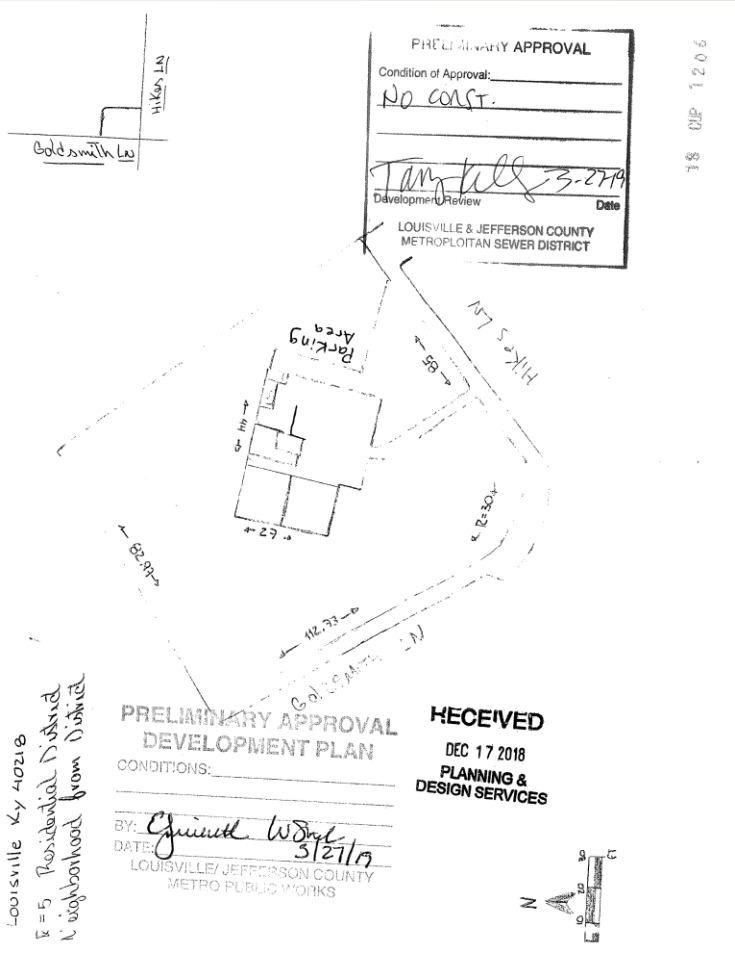
Site Plan


PRELIMINARY APPROVAL
Condition of Approval:
NO CONST.
Development Review
Date
LOUISVILLE & JEFFERSON COUNTY
METROPLOITAN SEWER DISTRICT
18 CUP 1206
Hikes Ln
Goldsmith Ln
Parking Area
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE:
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS
RECEIVED
DEC 17 2018
PLANNING &
DESIGN SERVICES
Louisville Ky 40218
R-5 Residential District
Neighborhood Form District

Staff Findings

- There are four listed requirements and items A., B., and D. will be met. Item C. does not apply. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow an accessory apartment in an R-5 zoning district.