19CUP1024
15101 Piercy Mill Road

Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

April 14, 2019

Request

- **Conditional Use Permit** for an Accessory Apartment (LDC 4.2.3)
  - **Relief** from Condition B to allow the structure to exceed 30% of the floor area of the principal residence

Case Summary/Background

- The applicant proposes to construct a new freestanding structure on the 46.2 acre site
- Site and adjoining properties zoned R-4 in single-family residential or agricultural use in Neighborhood form district
- Existing development consists of a single-family residence with several accessory structures to the west
- Proposed accessory apartment to be constructed to the east of the principal structure
- Access will be from an extension of the existing driveway
- Neighborhood meeting held February 25, 2019

Case Summary/Background

- The applicant is requesting relief from CUP Condition B
  - Maximum permitted floor area of Accessory Apartment is 1,386 sq ft
  - Proposed Accessory Apartment is 1,875 sq ft
  - Proposal exceeds maximum permitted by 489 sq ft
- Proposal meets remainder of CUP requirements
- The applicant has been informed that:
  - Proposal is subject to review and approval of septic system by Metro Health & Wellness
  - Separate address for proposed Accessory Apartment must be obtained from Metro Emergency Services

Metro Louisville

Zoning / Form District

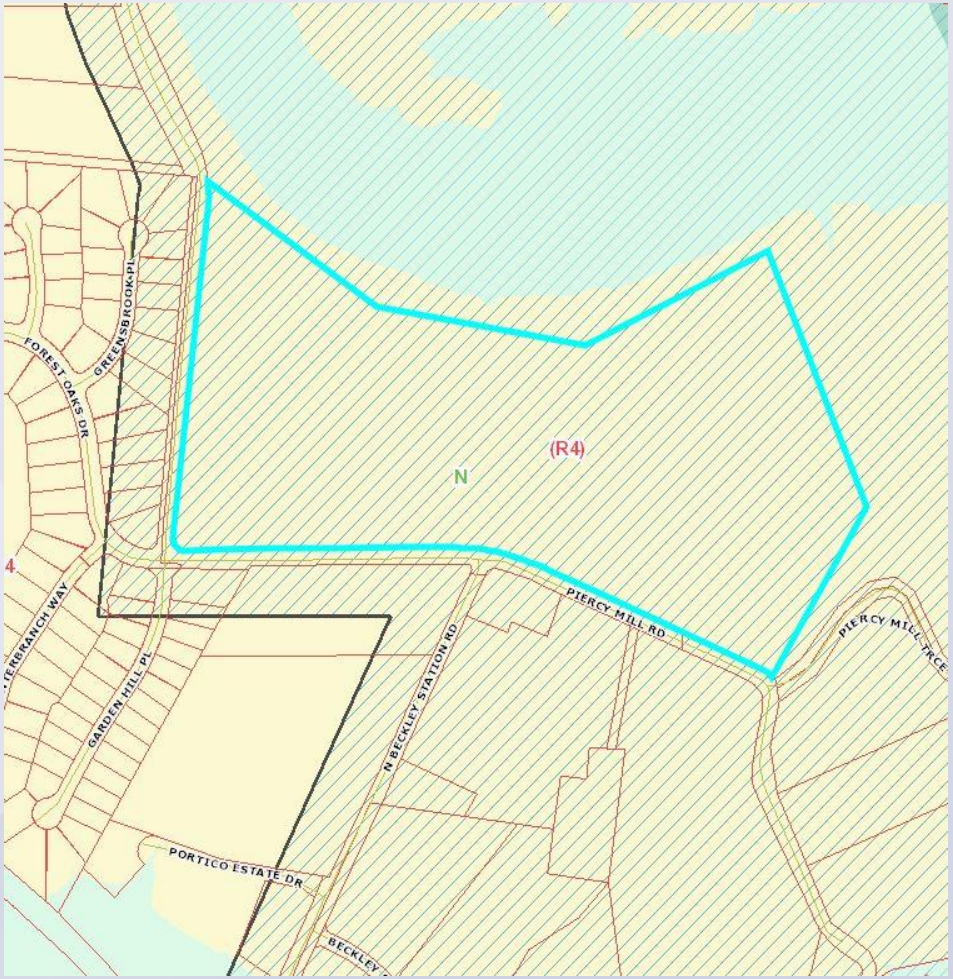
Subject Site

Existing: R-4/Neighborhood

Proposed: R-4/Neighborhood w/CUP for Accessory Apartment

All Adjoining Sites

R-4/Neighborhood



Louisville METRO

Land Use

Subject Site

Existing:
Single-Family Residential

Proposed: Single-Family Residential w/ Accessory Apartment

Adjoining Sites

North: Agricultural

South: Agricultural, Single-Family Residential

East: Agricultural

West: Single-Family Residential

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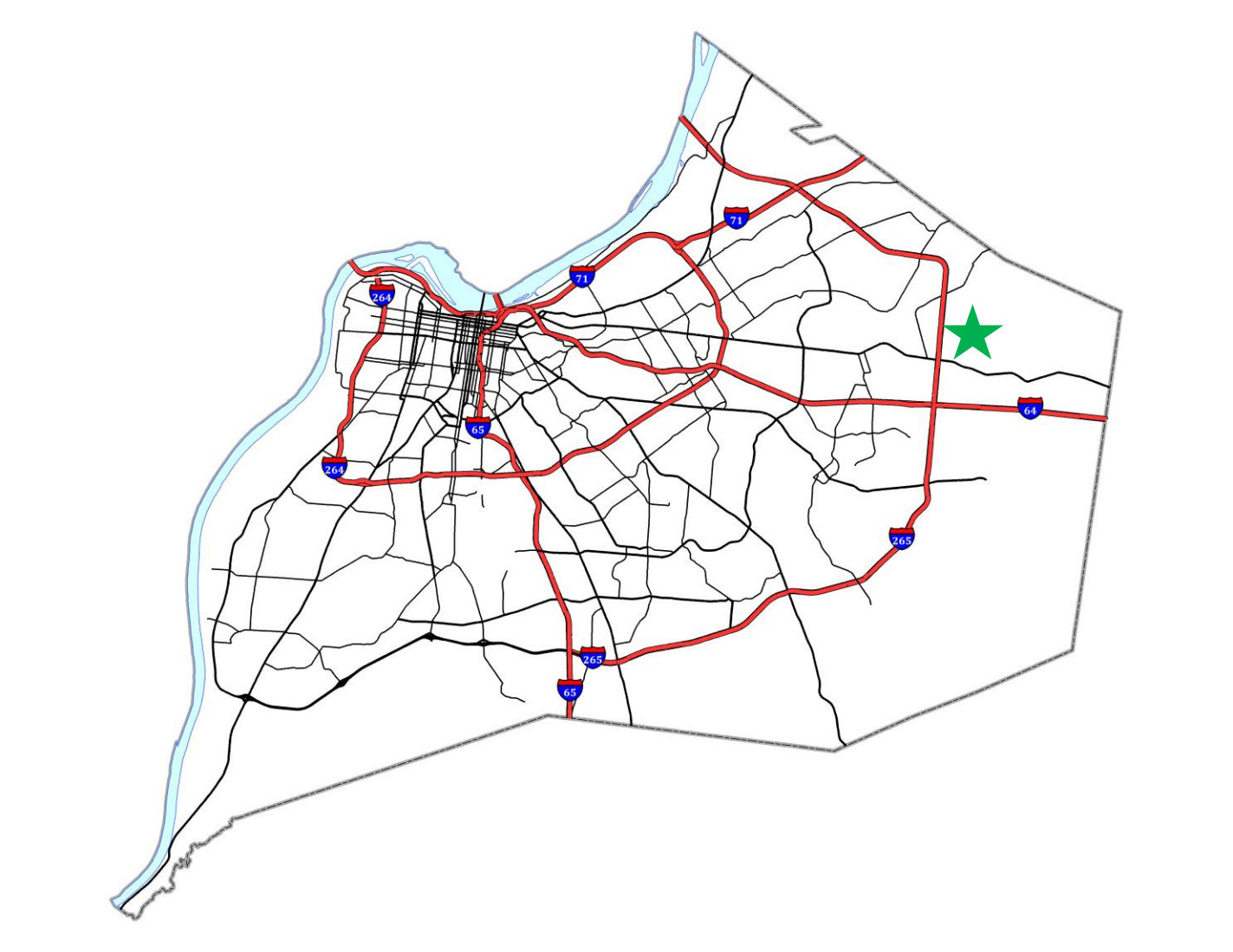
Site Location



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Aerial View

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Aerial View

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Development Plan

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Site Photos

Site Frontage

Site Photos

Across Piercy Mill Road

Site Photos

From Existing Driveway toward CUP Site

Site Photos

CUP Site from Existing Residence

Site Photos

CUP Site toward Existing Residence

Conclusions

- The proposal meets the standard of review for the requested CUP modifications
- The relief request is justified

Required Actions

<u>Approve/Deny</u>

- **Conditional Use Permit** for an Accessory Apartment (LDC 4.2.3)
  - **Relief** from Condition B to allow the structure to exceed 30% of the floor area of the principal residence