

19-CUP-0266

**Goss Avenue Accessory
Apartment**



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Zach Schwager, Planner I
January 13, 2020**

Request

- **Conditional Use Permit:** for an accessory apartment (Land Development Code 4.2.3).

Case Summary / Background

- The subject property has a two-story structure and the applicant is proposing to convert the second floor into an accessory apartment. The site is located on the north side of Goss Avenue in between Spratt Street and Texas Avenue.

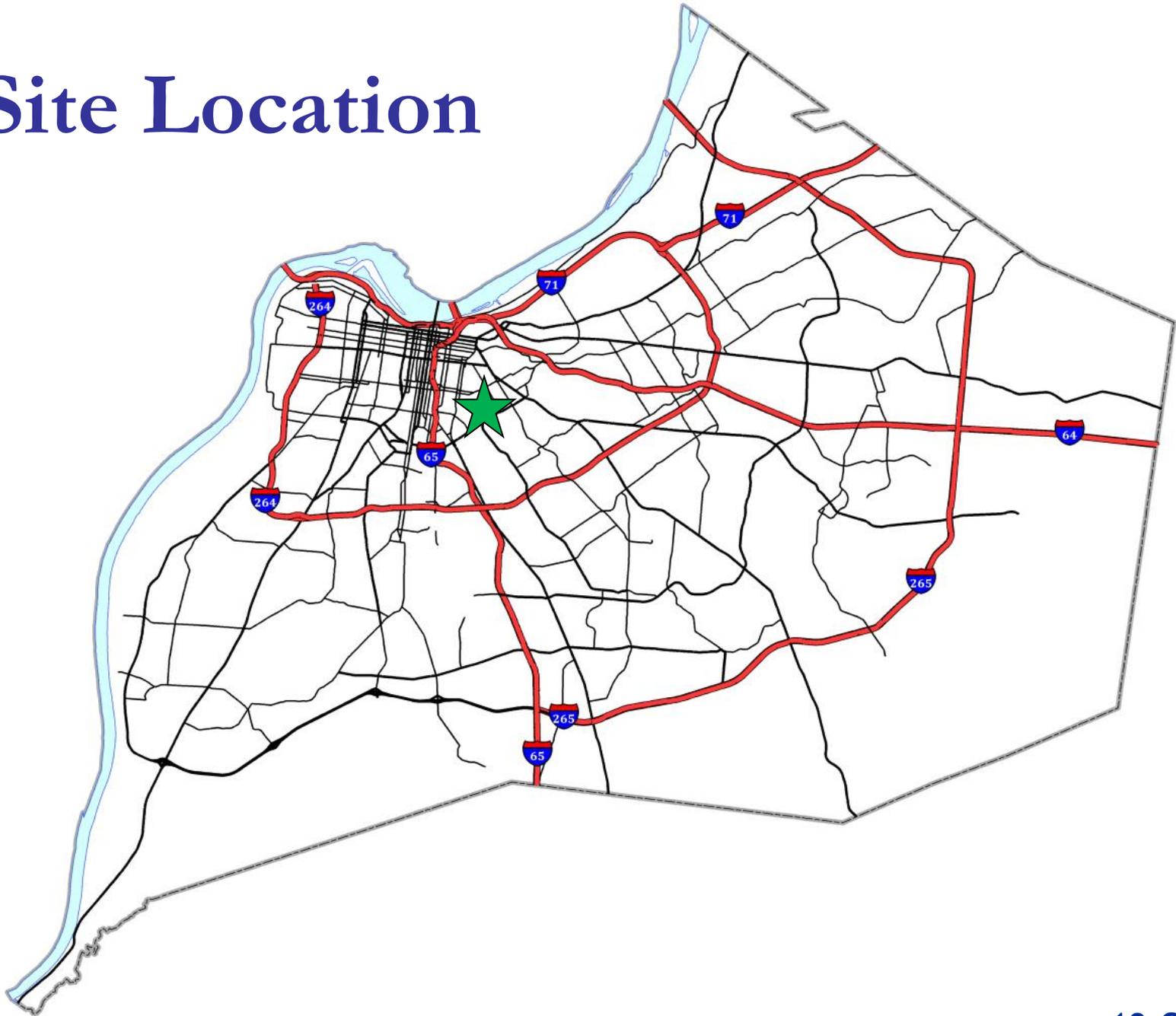
Case Summary / Background

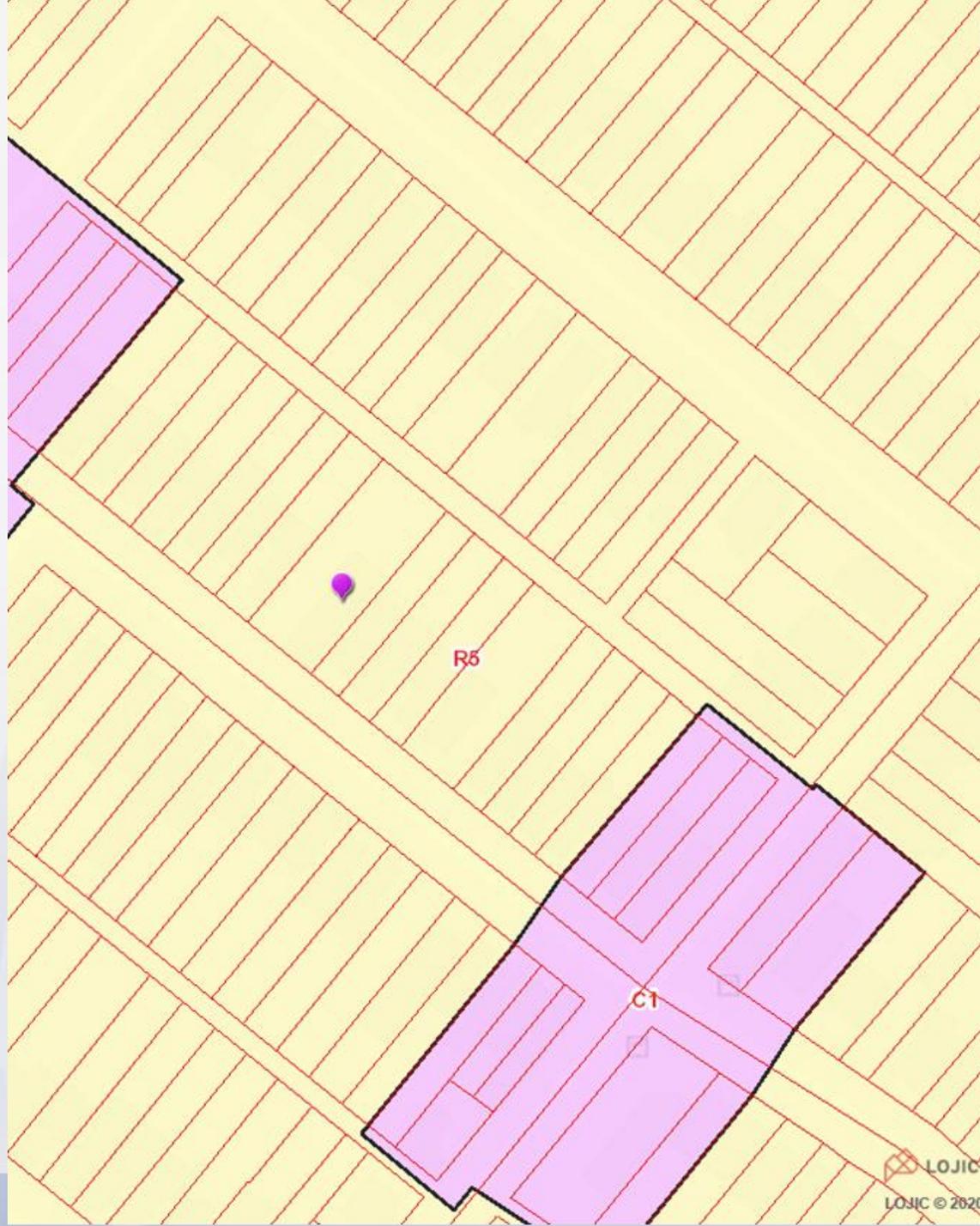
- The site is zoned R-5 Residential Single Family within a Traditional Neighborhood Form District. The surrounding properties are zoned R-5 Residential Single Family. All are used as single-family residential.

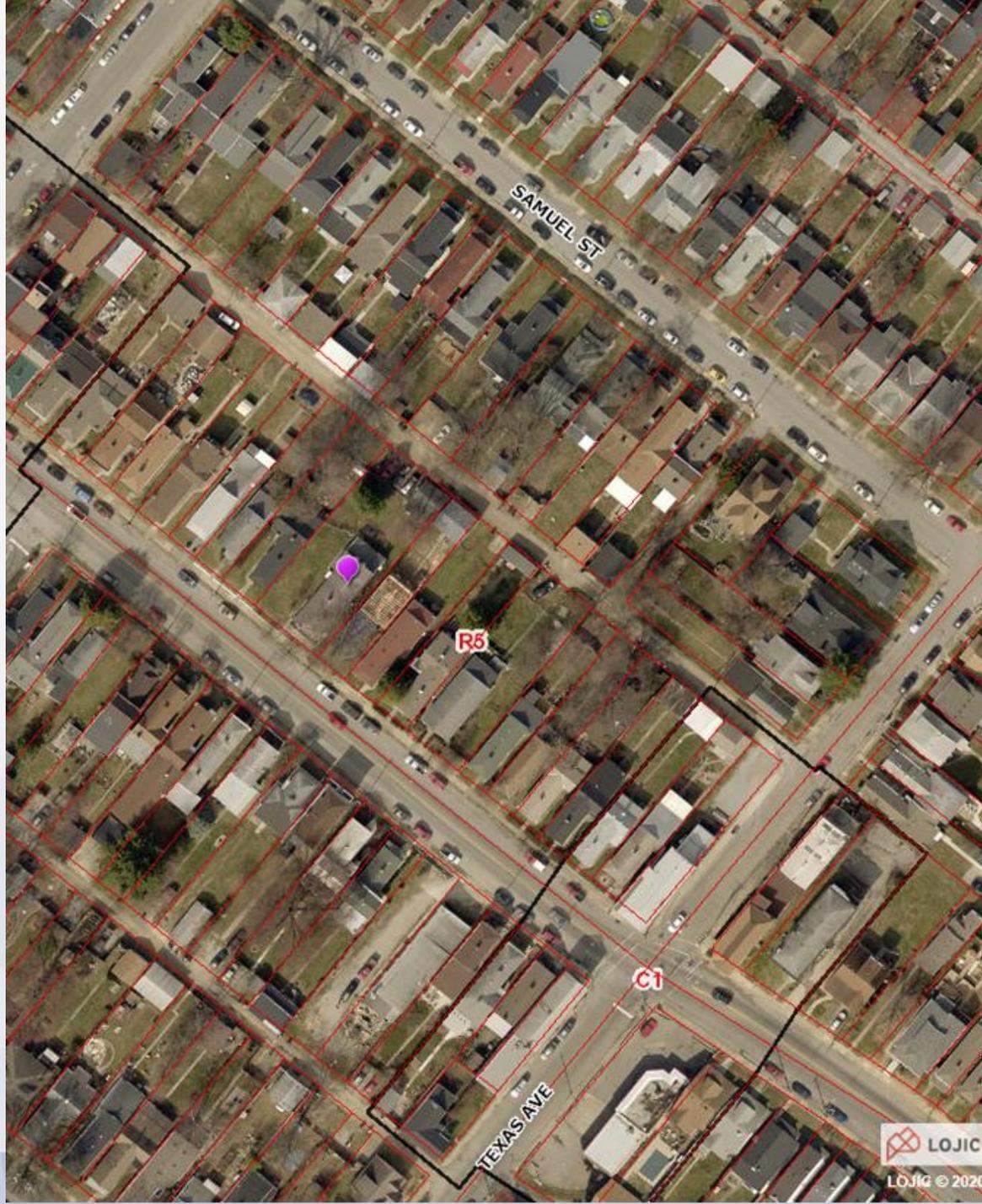
Case Summary / Background

- The proposed apartment would be 850 sq. ft. There is parking for three cars at the rear of the property.

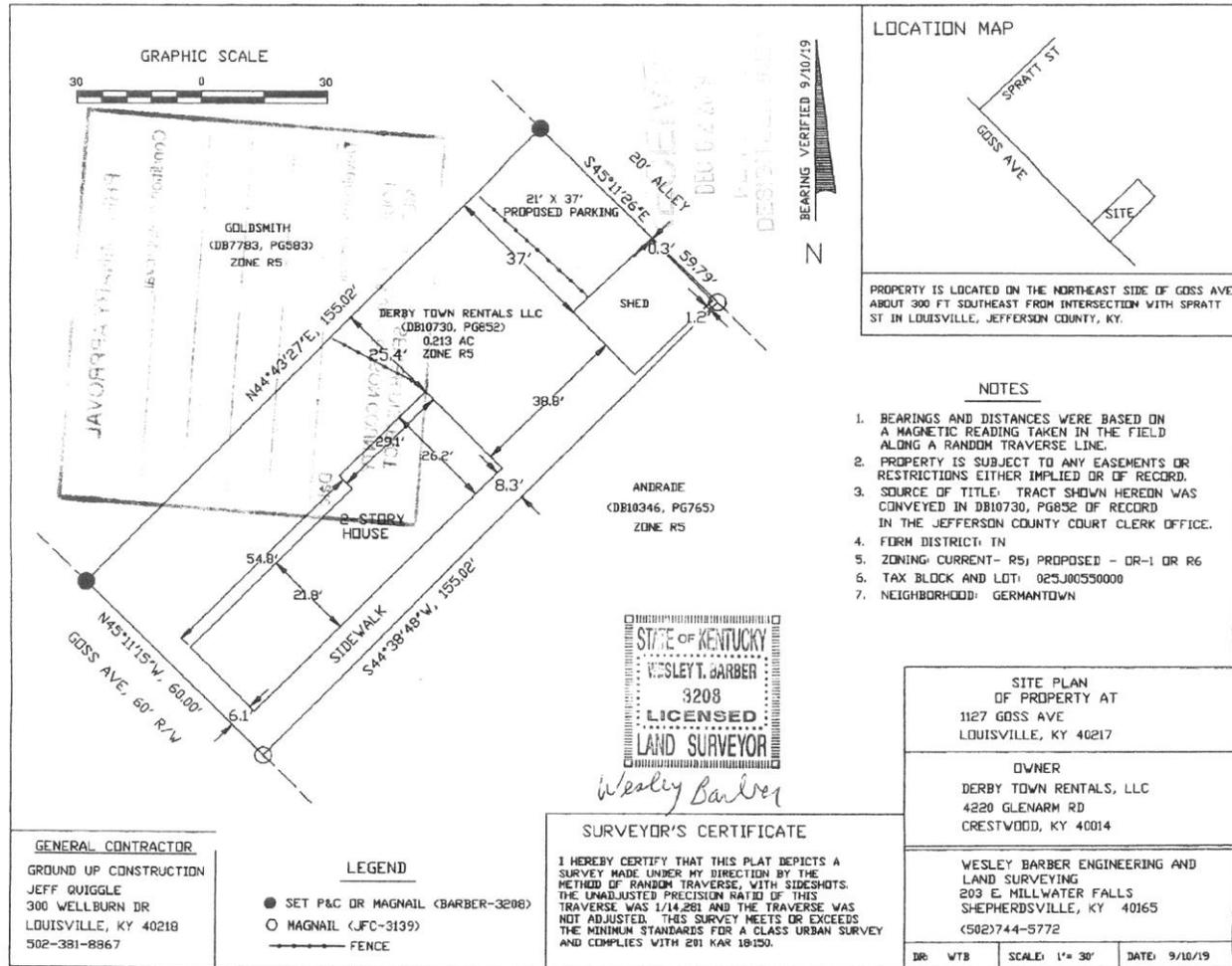
Site Location







Site Plan



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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The request appears to be adequately justified and meets the standard of review.

Conclusion

Conditions of Approval:

#1) All development shall be in accordance with the approved district development plan, including all notes thereon, and with all applicable sections of the Land Development Code (LDC). No further development shall occur on the site without prior review of and approval by the Board of Zoning Adjustment (BOZA).

#2) The Conditional Use Permit shall be exercised as proscribed by KRS 100.237 within two years of BOZA approval. If it is not so exercised, the site shall not be used for an Accessory Apartment without further review and approval by BOZA.

#3) The applicant is required to contact Louisville Metro Emergency Services to have a unique address assigned to the accessory apartment.

Required Action

- Conditional Use Permit: for an accessory apartment (Land Development Code 4.2.3). Approve/Deny