

20-CUP-0019

**W. Collins Court Accessory
Apartment**



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

**Zach Schwager, Planner I
June 29, 2020**

Request

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

Case Summary / Background

- The subject property has a 1 ½ story principal structure and the applicant is proposing to construct a carriage house at the rear of the property on the alley. The site is located on the north side of W. Collins Court in between Grant Avenue and Miller Avenue.

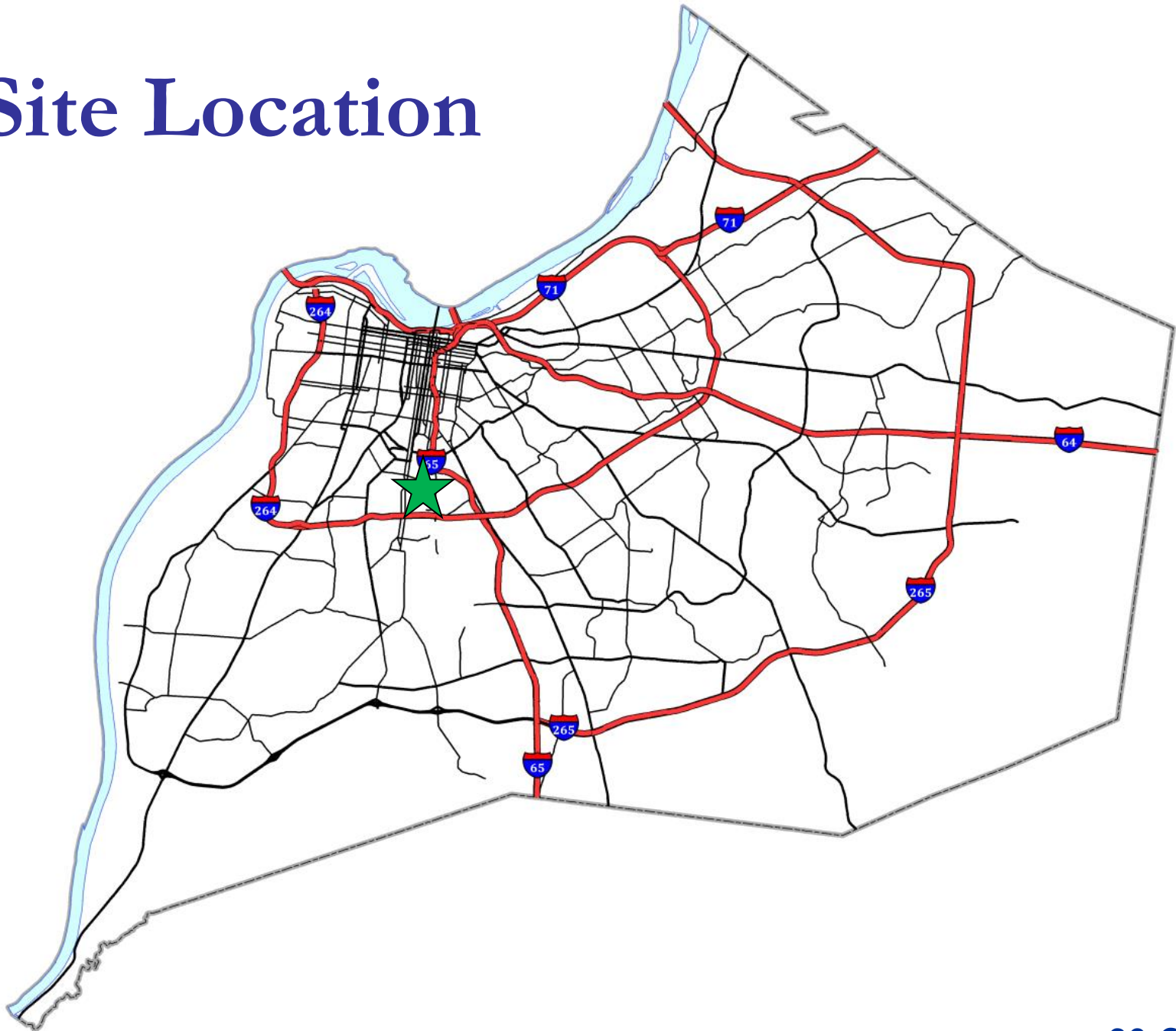
Case Summary / Background

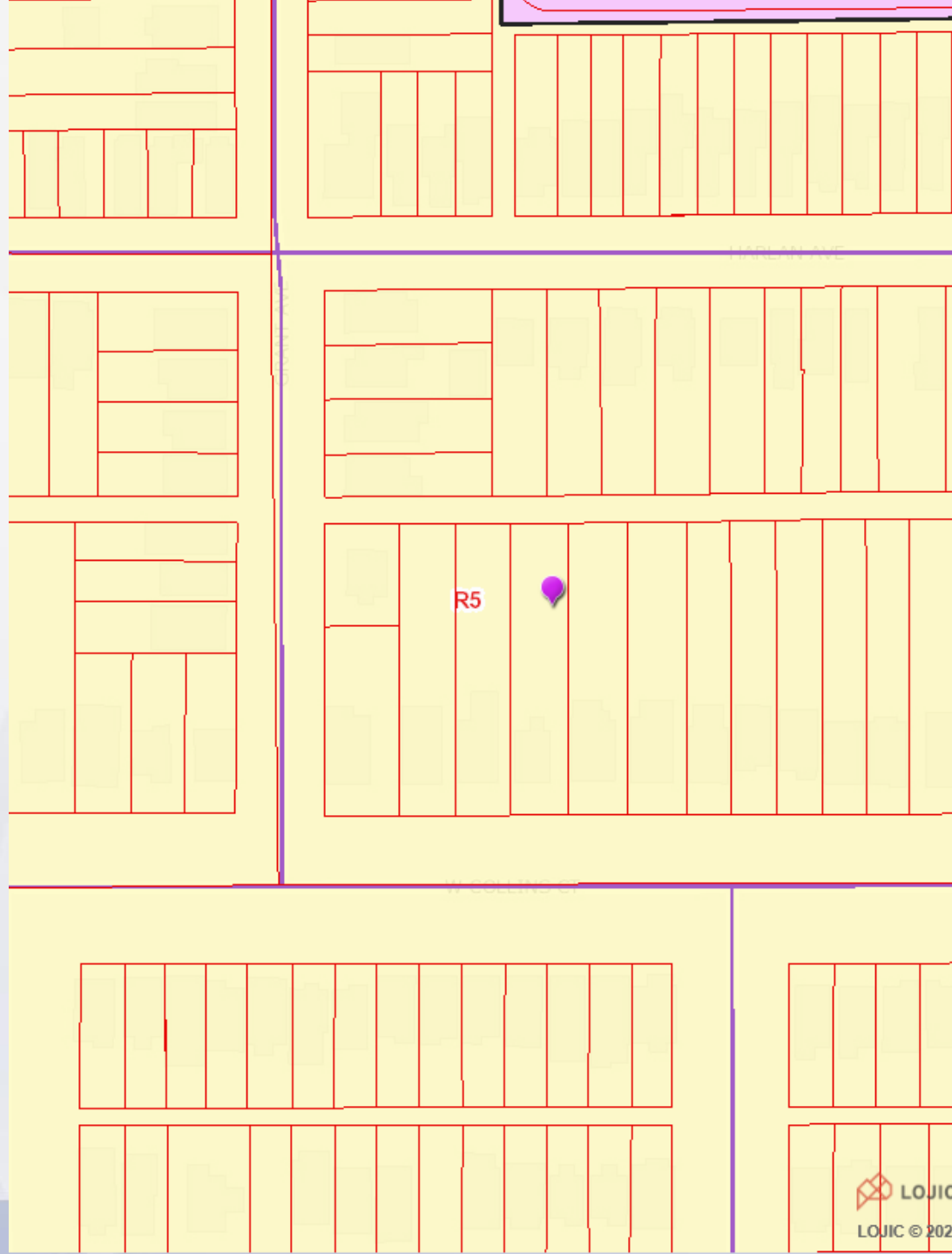
- The site is zoned R-5 Residential Single Family within a Traditional Neighborhood Form District. The surrounding properties are zoned R-5 Residential Single Family. All are used as single-family residential.

Case Summary / Background

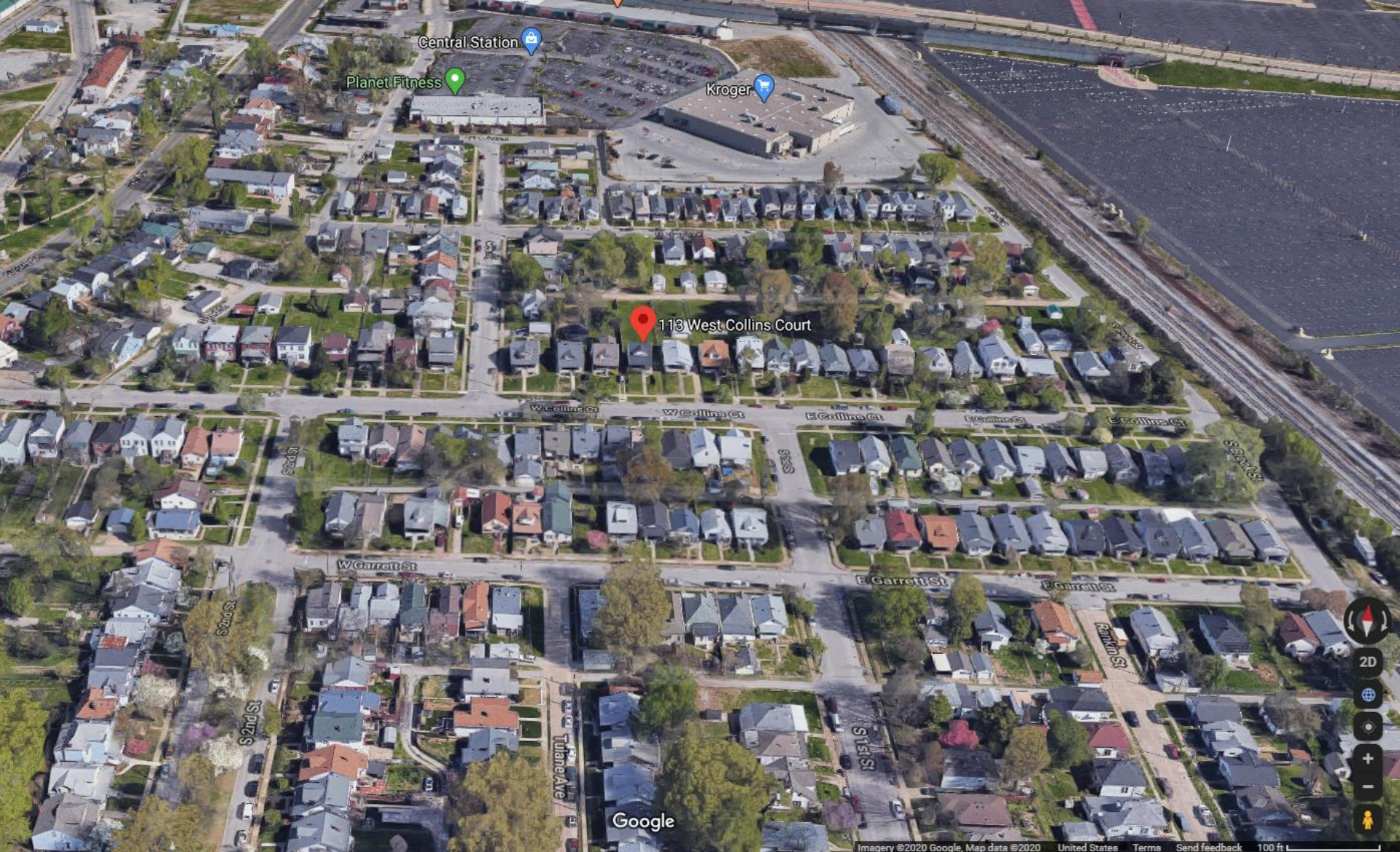
- The proposed apartment would be 576 sq. ft. There would be parking for two cars in the proposed garage.

Site Location

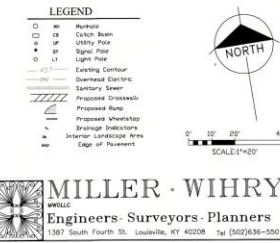








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PLANNING &
DESIGN SERVICES

Site Photos-Subject Property



Site Photos-Subject Property



 Proposed location of accessory apartment.

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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