

**19-CUP-0177, 20-CUP-0052, 20-CUP-
0135, and 20-VARIANCE-0025
10300 Lower River Road**



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

**Jon E. Crumbie, Planning & Design Coordinator
October 26, 2020**

Request(s)

Conditional Use Permit to allow a private proprietary club, private institutional use, short term rental, and

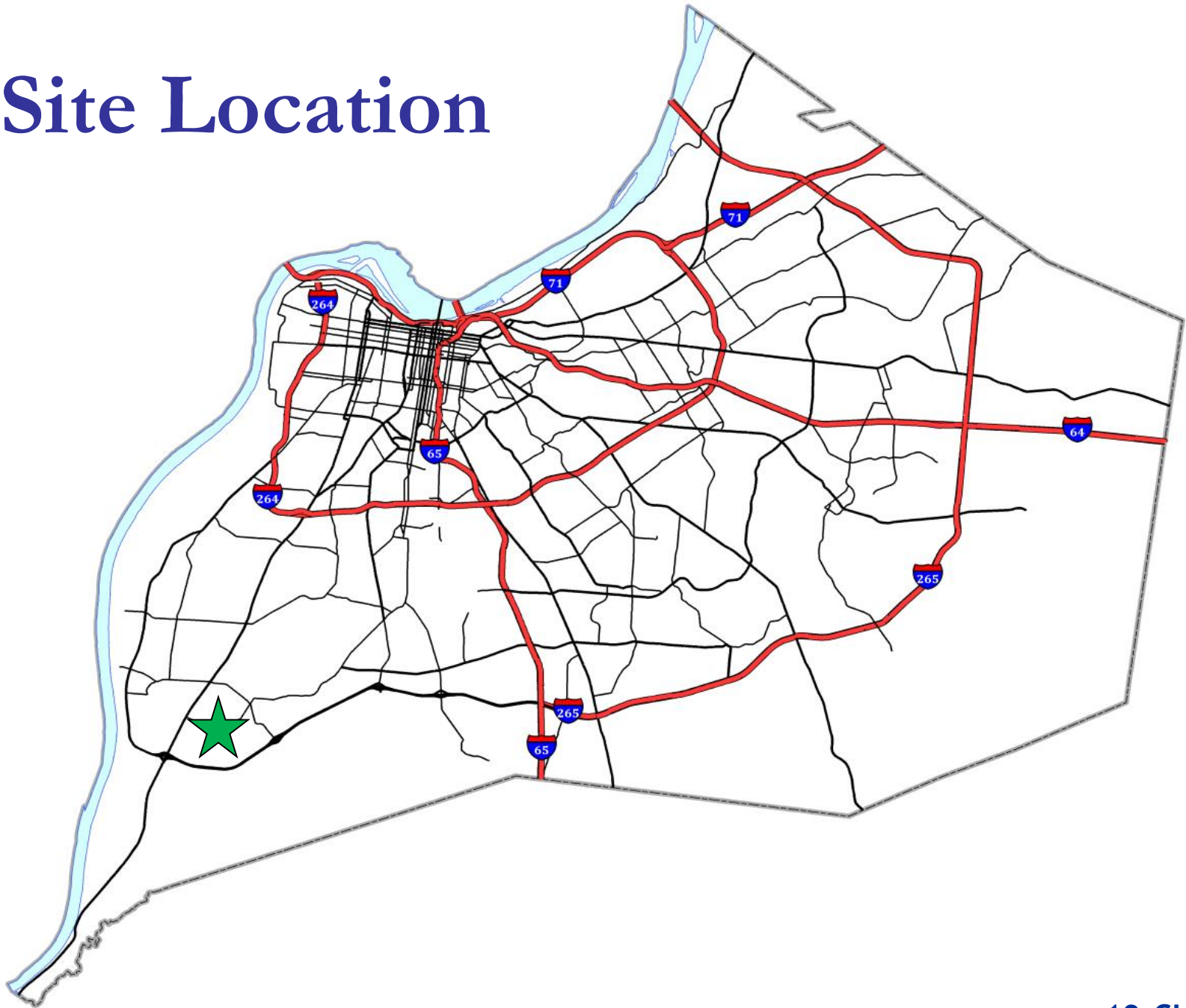
Variance from Land Development Code (LDC) table 5.3.2 to allow proposed structure to exceed the maximum 80 feet front yard setback

Location	Requirement	Request	Variance
Front Yard Setback	80 ft.	510 ft.	430 ft.

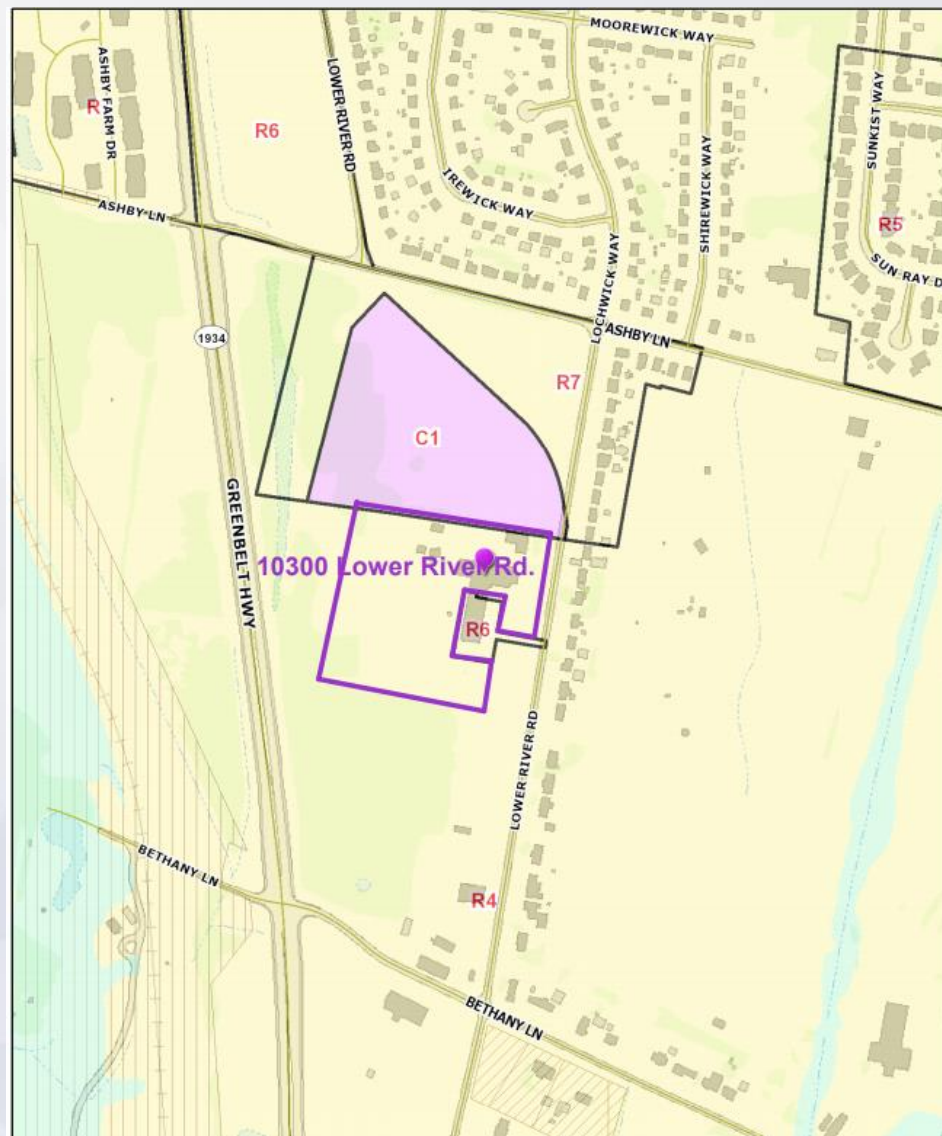
Case Summary/Background

- The owner currently leases the existing church building to other local church groups who can't support a church of their own. Weddings and other special events take place in the existing church.
- The owner is proposing to construct a freestanding structure for weddings, related off-street parking and a single family residence that will be owner occupied.
- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one structure that is a single- family residence. The applicant states that the residence has three bedrooms that will allow a maximum number of twelve guests since the property is over 2 acres. There is ample parking onsite to accommodate the use.

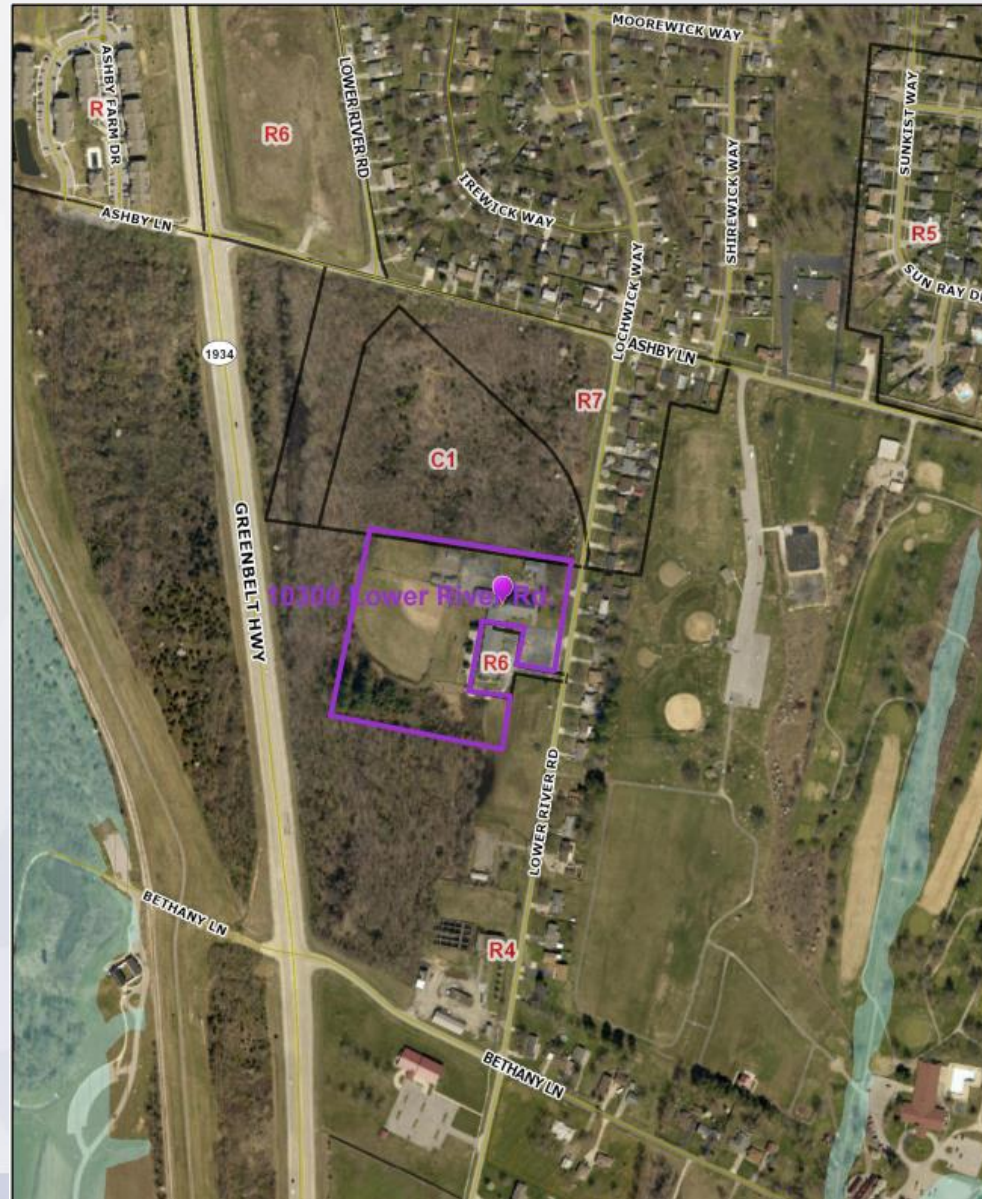
Site Location

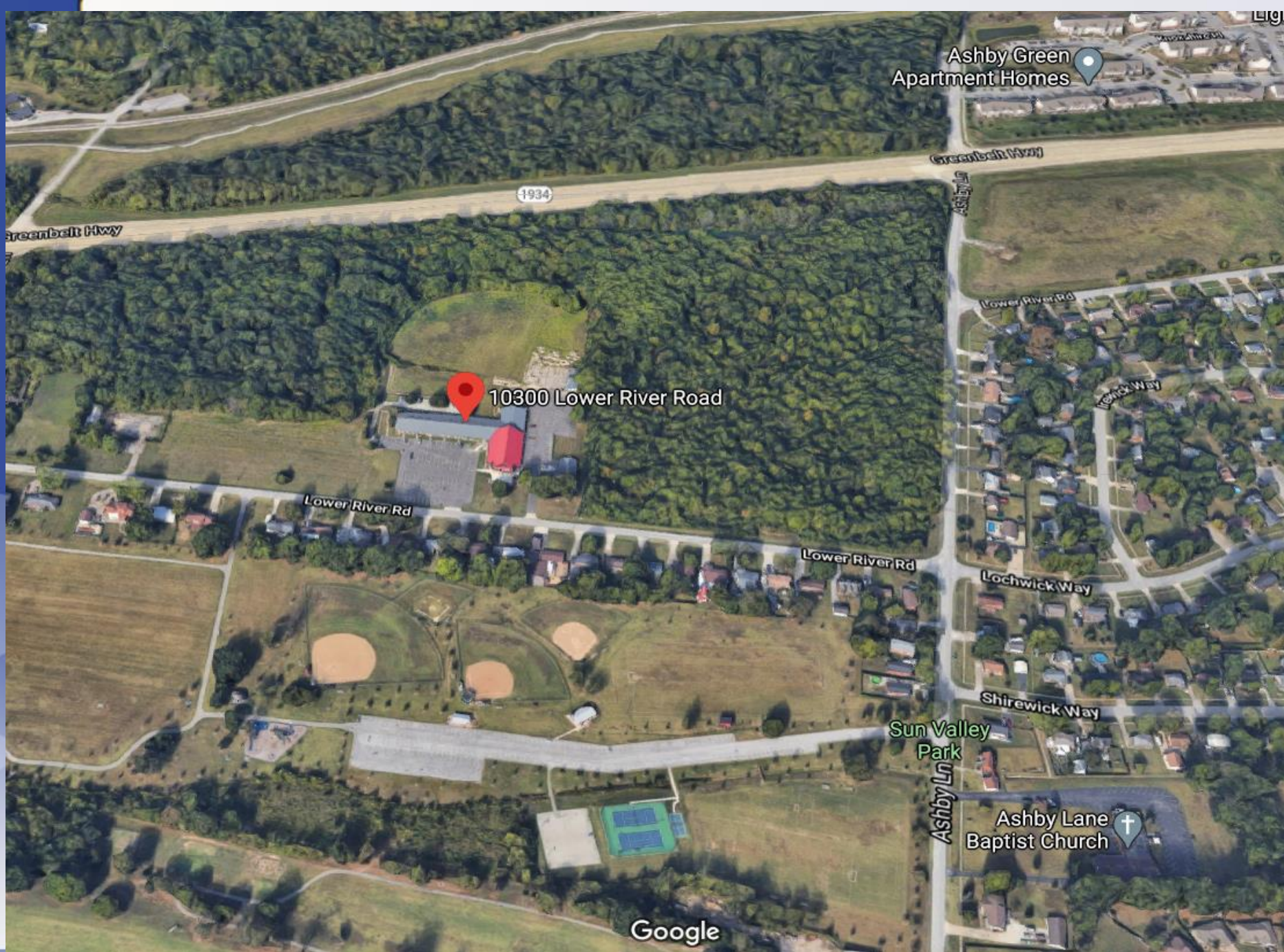


Zoning/Form Districts



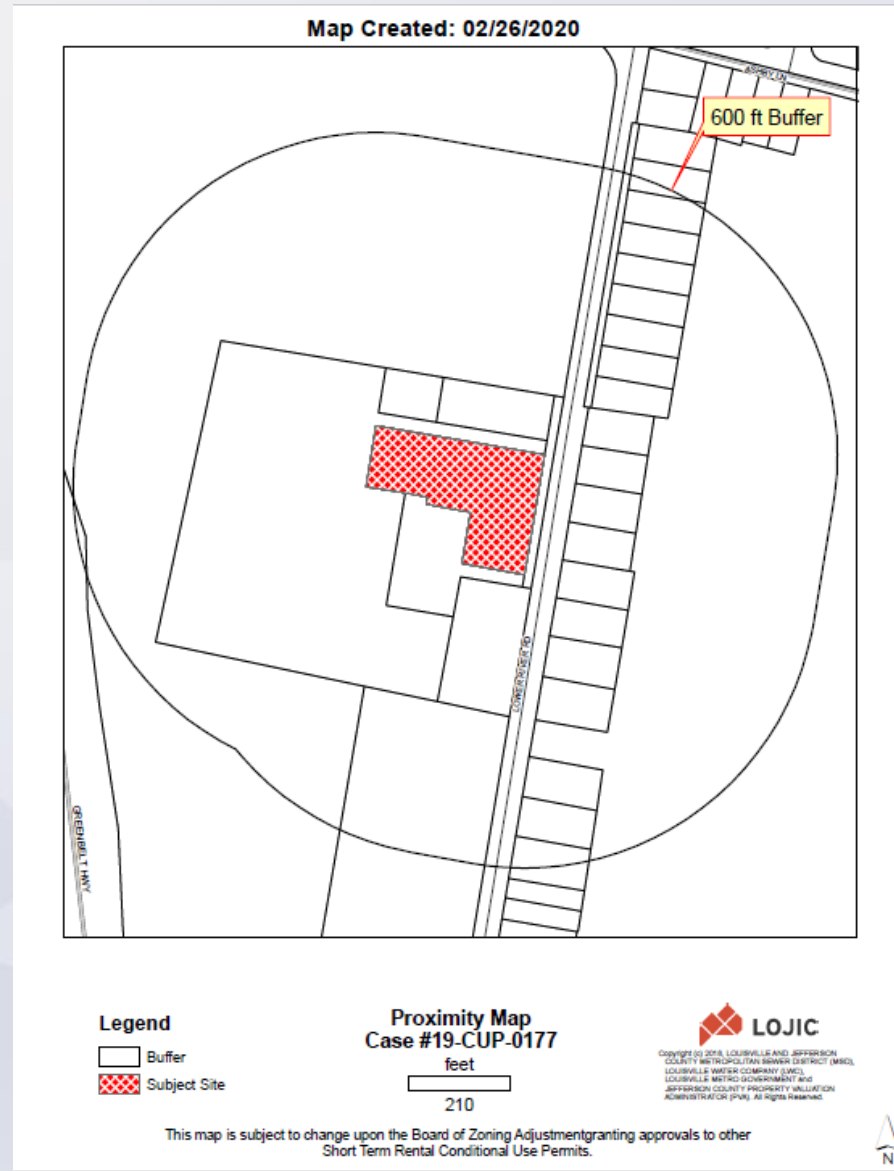
Aerial Photo/Land Use



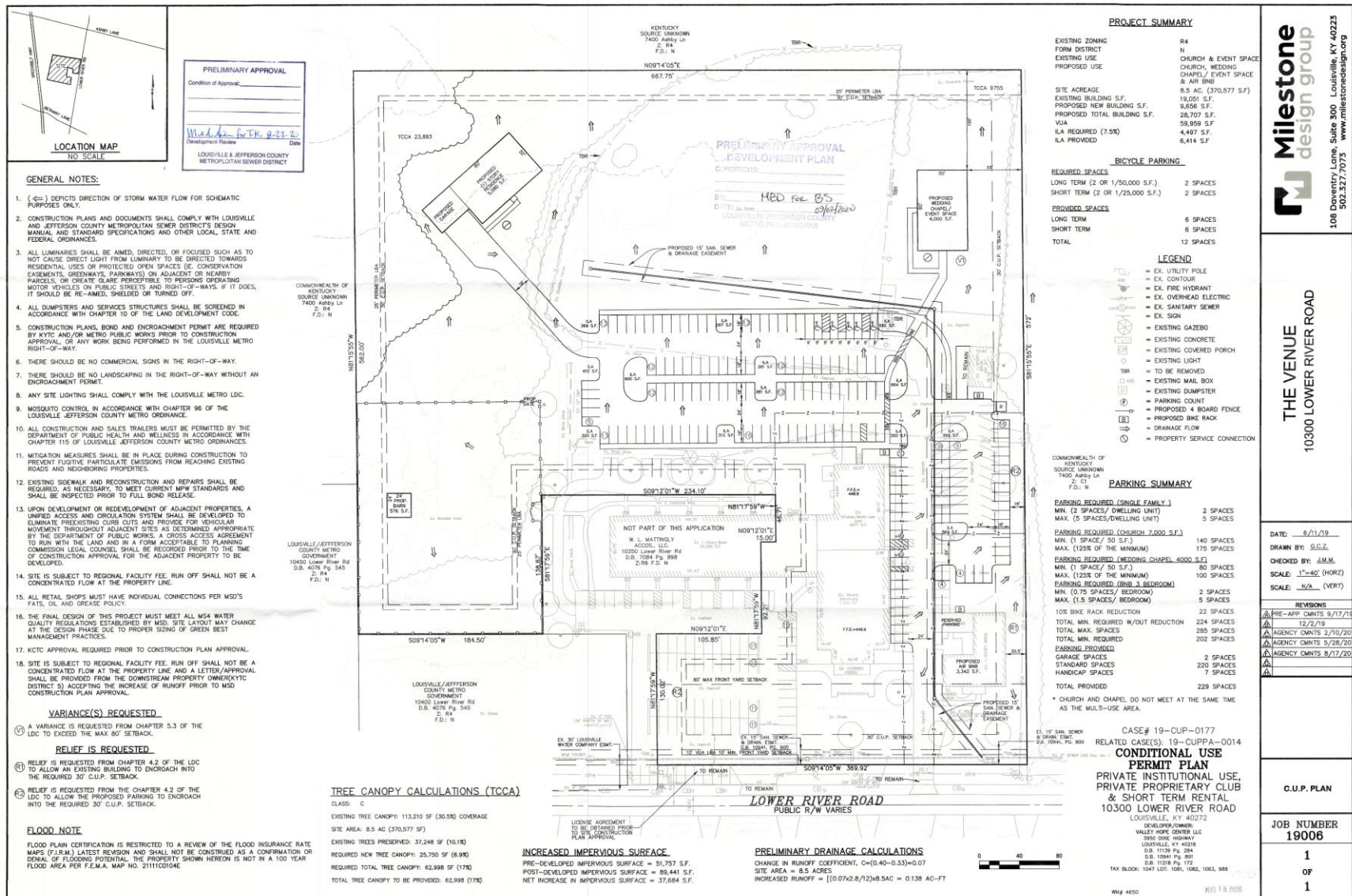


Short Term Rentals Within 600'

Zero approved Short Term
Rentals Within 600'



Site Plan



Milestone design group
108 Davenport Lane, Suite 300 Louisville, KY 40225
502.327.7075
www.milestonedesign.org

THE VENUE
10300 LOWER RIVER ROAD

DATE: 6/11/19
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=40' (HORIZ.)
SCALE: 1/4"= (VERT.)

REVISIONS

1	PRE-APP. CMNTS 9/17/18
2	AGENCY CMNTS 2/10/20
3	AGENCY CMNTS 5/28/20
4	AGENCY CMNTS 8/17/20

C.U.P. PLAN

JOB NUMBER
19008

1
OF
1

19-CUP-0177

19-CUP-0177

Entrance



Entrance



10/12/2020 10:06

Across the Street



Front of Short Term Rental



Short Term Rental



Short Term Rental



10/12/2020 10:05

Wedding Venue Area



Residence Location



Parking Area



Parking Area



10/12/2020 10:09

Existing Sign



Staff Findings

19-CUP-0177 (Private Proprietary Club)

There are four listed requirements for the private proprietary club, item B. and C. do not apply, item D. will be met, and the applicant is requesting relief from item A. 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.

20-CUP-0135 (Private Institutional Use)

There are five listed requirements for the private institutional use, and four will be met. The applicant will be asking for relief of item C. 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.

20-CUP-0052 (Short Term Rental)

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 a private proprietary club, private institutional use, short term rental, and

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