

21-CUP-0010
220 South 23rd Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
May 3, 2021

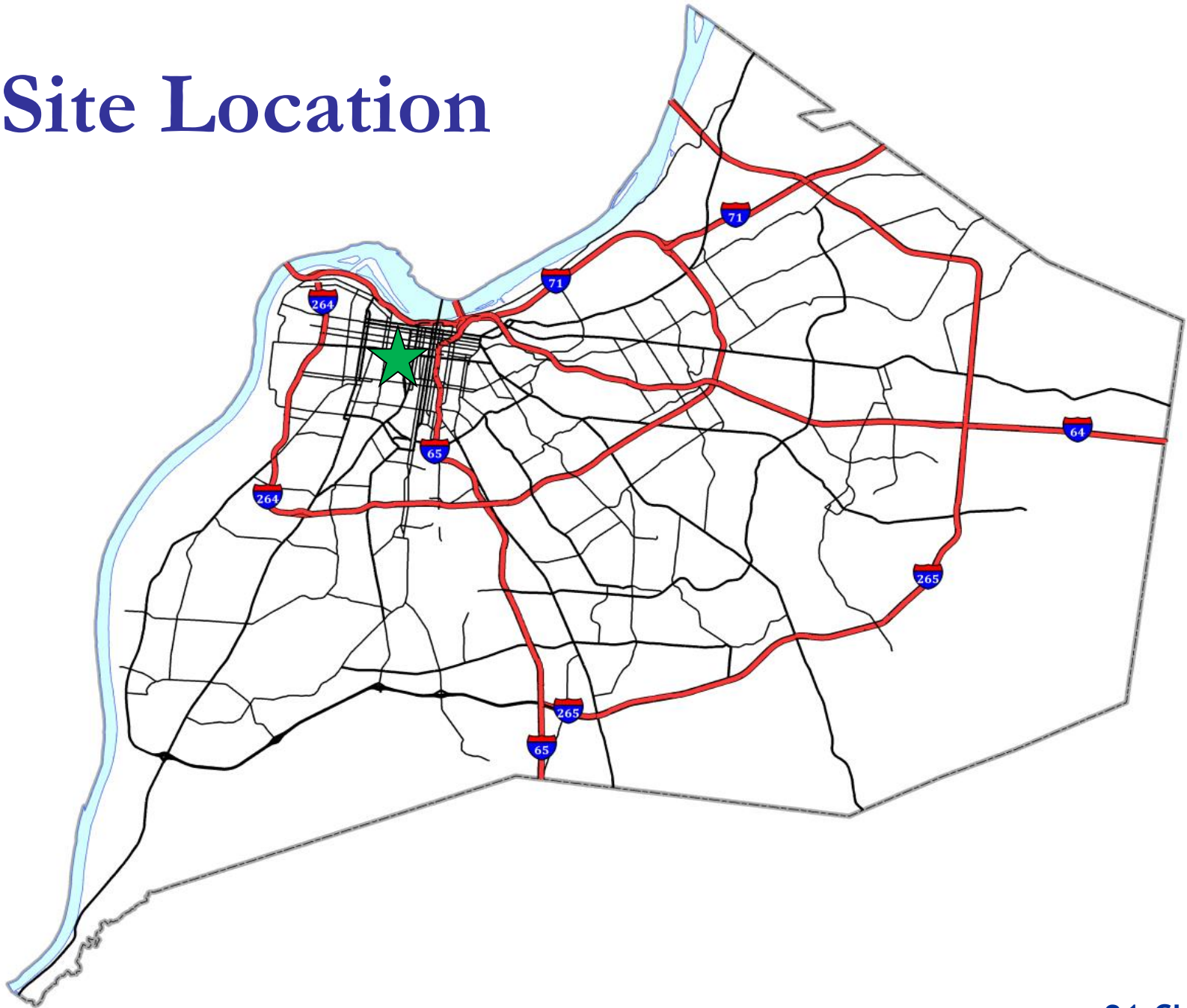
Request(s)

- Conditional Use Permit to allow a rehabilitation home

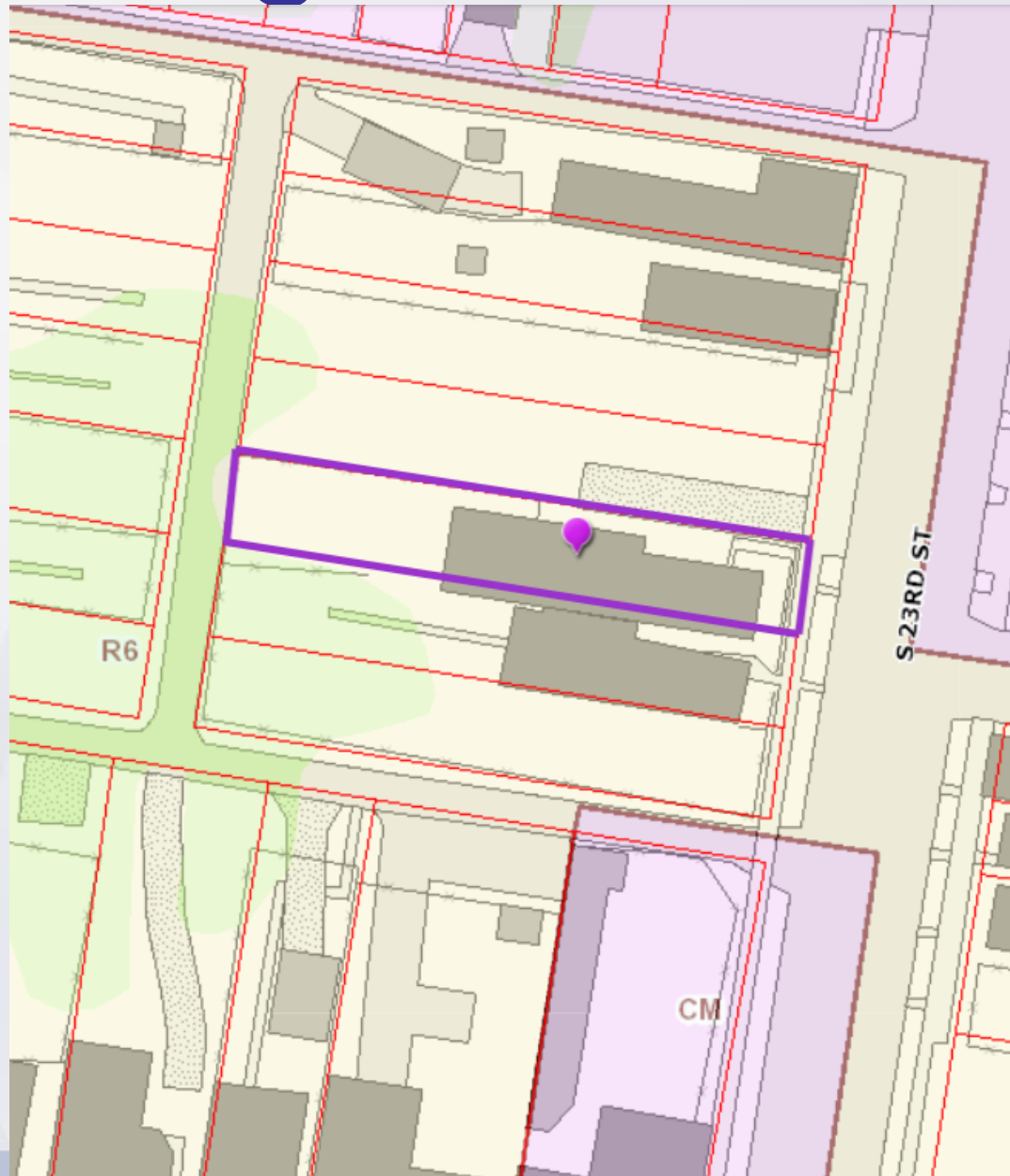
Case Summary/Background

- The proposed rehabilitation home will provide a small residential treatment option for persons recovering from alcohol and drug dependency issues with 24 hour supervision by licensed professionals while undergoing recovery therapies.

Site Location

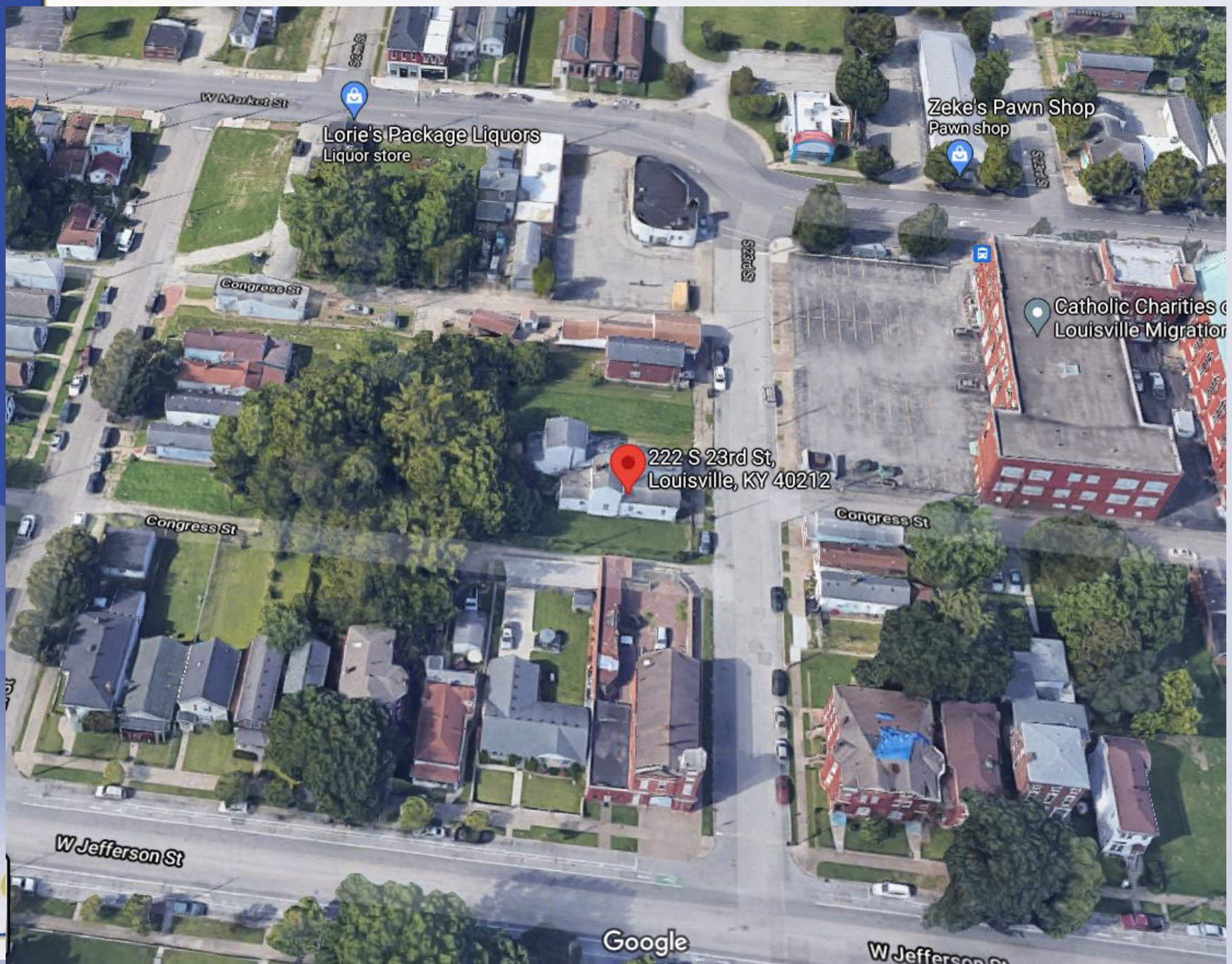


Zoning/Form Districts



Aerial Photo/Land Use





Front

April 20, 2021 at 3:35:04 PM



Property to the Left

April 20, 2021 at 3:33:07 PM



Property to the Right

April 20, 2021 at 3:33:15 PM



Across the Street

April 20, 2021 at 3:33:25 PM



Rear Yard



Staff Findings

- There are five listed standards, and item A. and D. will be met.
- Item B. does not apply since there will be no new construction on site, and the applicant will be asking for relief of item C. since parking is not proposed on the site.
- 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 rehabilitation home

- Conditions of Approval:
 - 1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
 - 2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a rehabilitation home until further review and approval by the Board.
 - 3. Prior to lawful commencement of the transitional home use the applicant shall obtain all permits and necessary approvals required by the Office of Construction Review and other governmental agencies.
 - 4. The number of occupants in the residence shall be 1 person per 50 feet in each bedroom that meets code.