

21-CUP-0012

Valley Station Church of God



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

Zach Schwager, Planner I

May 3, 2021

Request

- Conditional Use Permit to allow an existing private institutional use to expand off-street parking by four spaces and construct a 5,400 sq. ft. building.

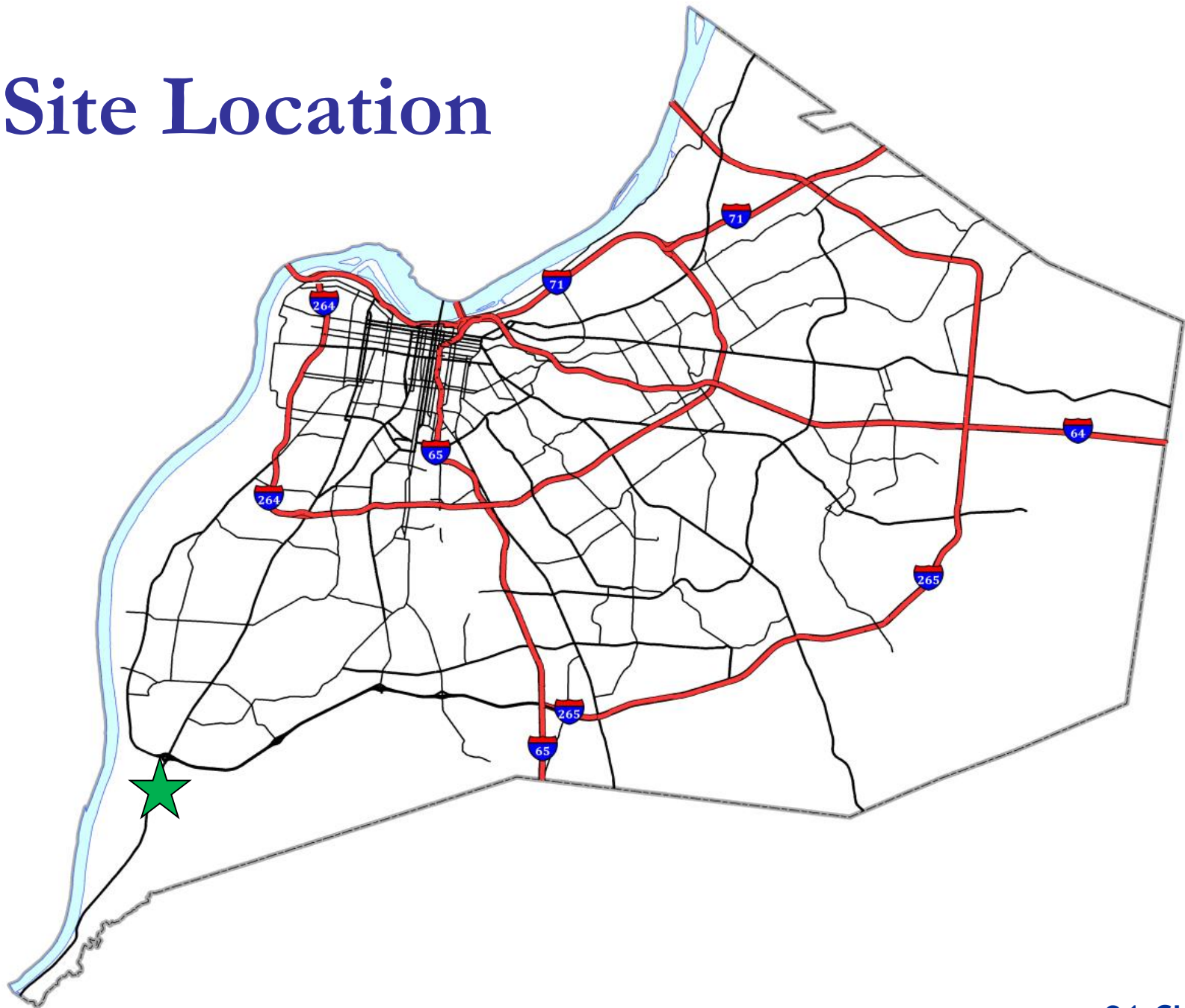
Case Summary/Background

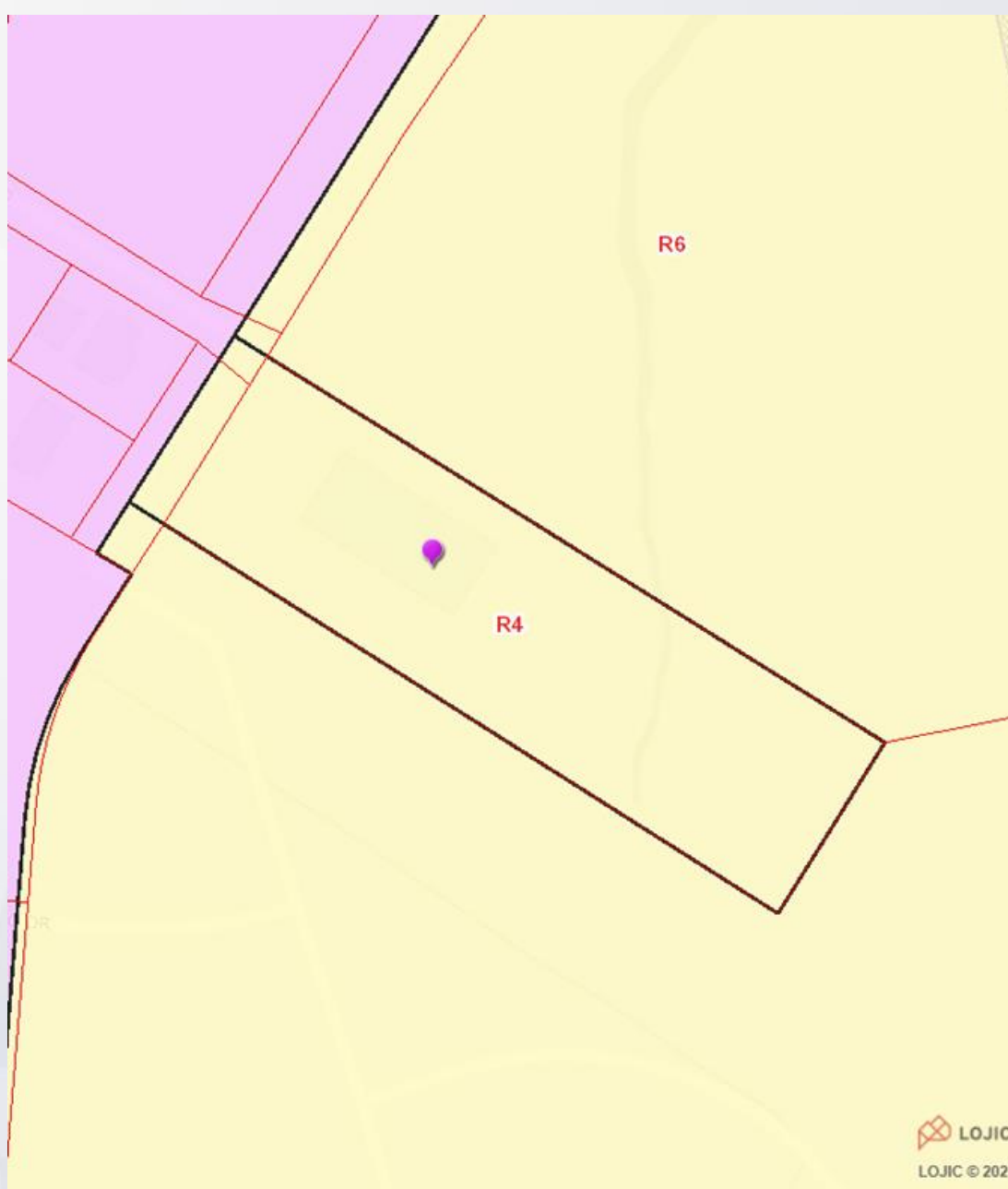
- The subject property is located on the east side of the intersection of Old Dixie Highway and W. Orell Road.
- There is an existing private institutional use and single-story structure on site.

Case Summary/Background

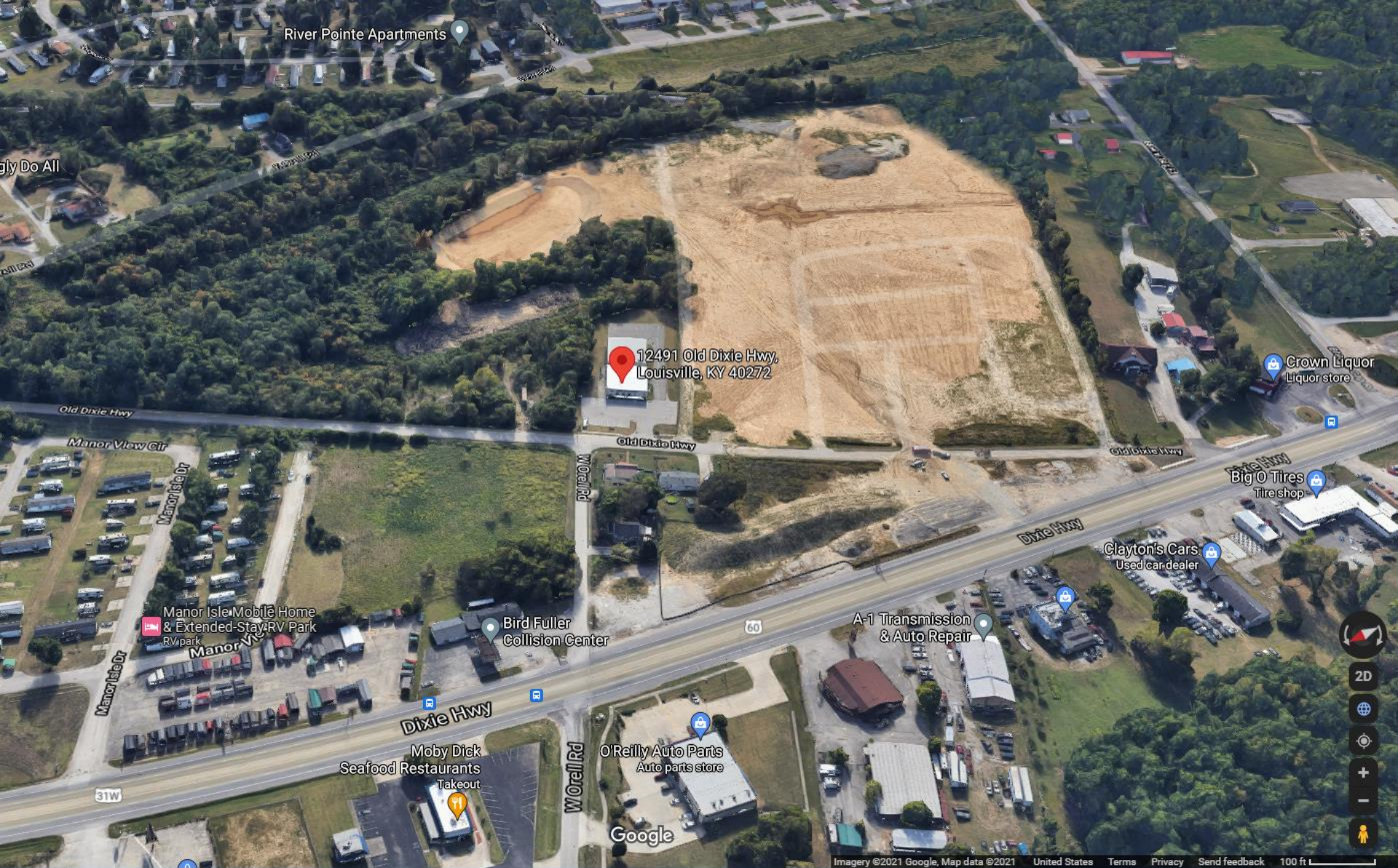
- The applicant is proposing to reconfigure the off-street parking area and add four spaces.
- The applicant is also proposing to construct a new 5,400 square foot structure at the rear of the property.
- The Conditional Use Permit request is for the entire subject property.

Site Location









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Site Photos-Subject Property



Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Location of proposed building.

Site Photos-Subject Property



Staff Findings

- There are five listed requirements. The applicant will need relief from Item A. to allow existing parking and new drive lanes to be within 30 ft. of the northern and southern property lines. Items B. and C. do not apply. Item D. must be met, and Item E. is to be determined by the Board of Zoning Adjustment. 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 institutional use in an R-4 zoning district.

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 private institution until further review and approval by the Board.