

21-CUP-0020
645 Lindell Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
May 17, 2021

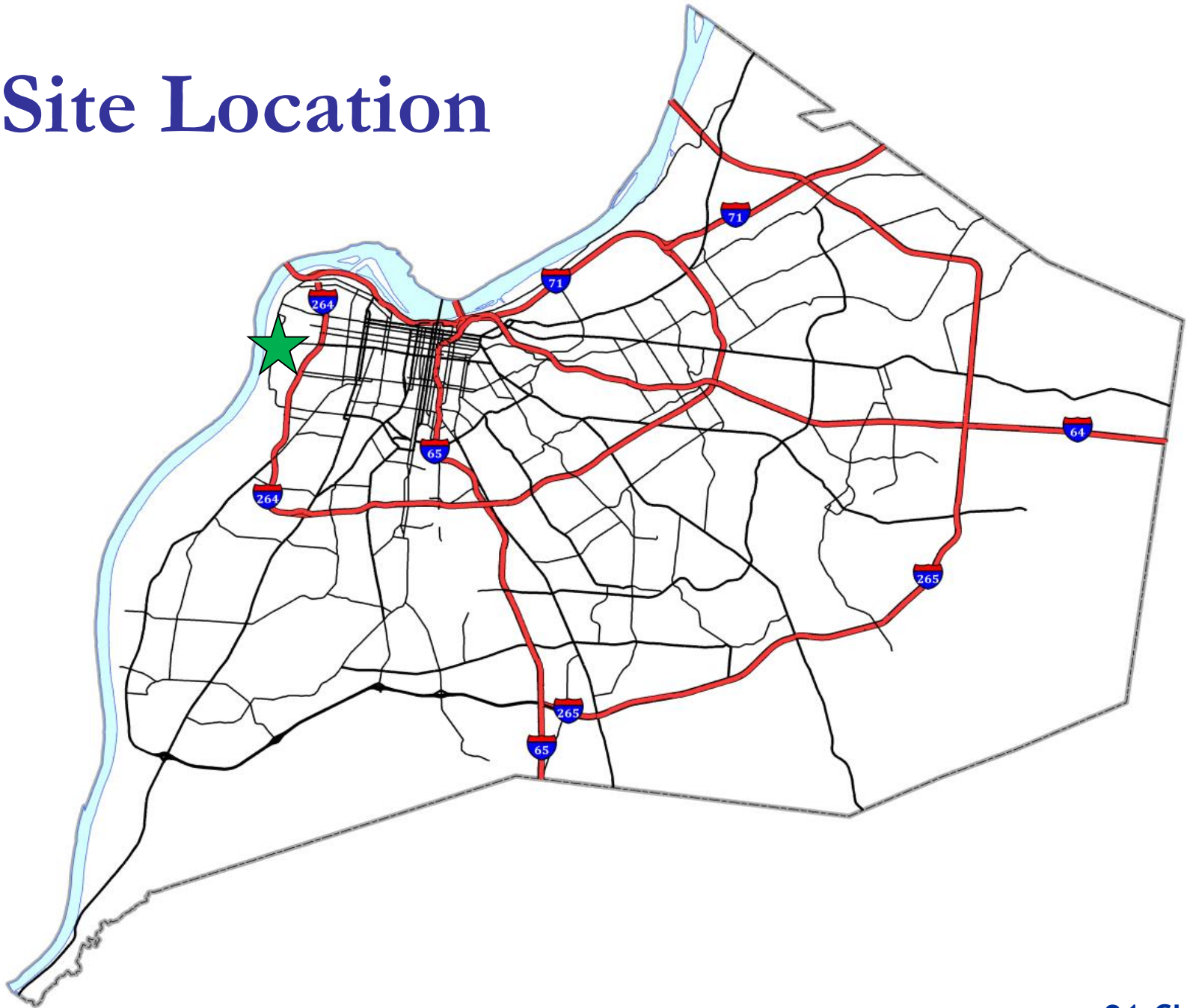
Request(s)

- Conditional Use Permit to allow transitional housing

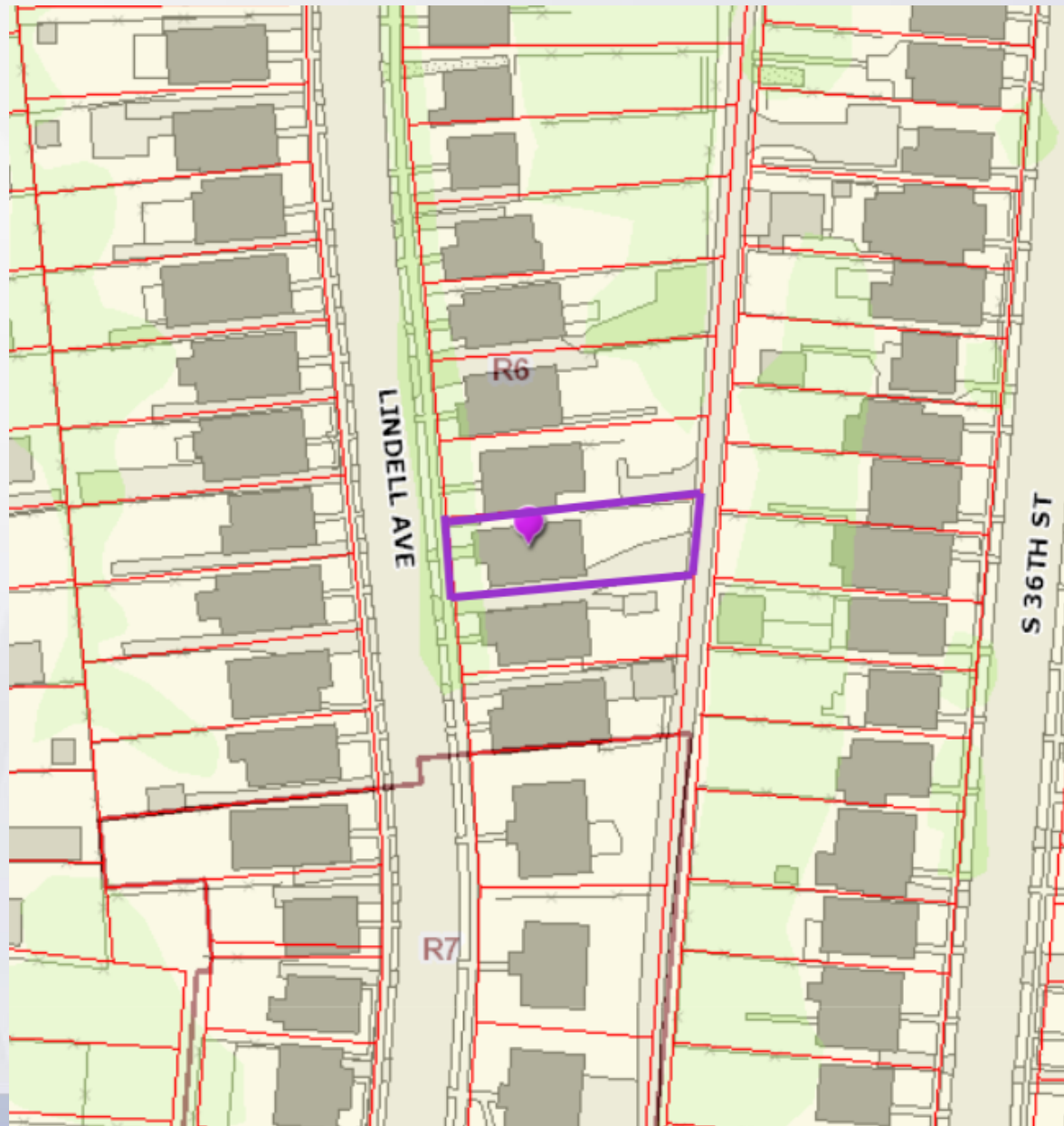
Case Summary/Background

- The applicant is proposing to use the existing residence as transitional housing for up to eight teenage girls in foster care

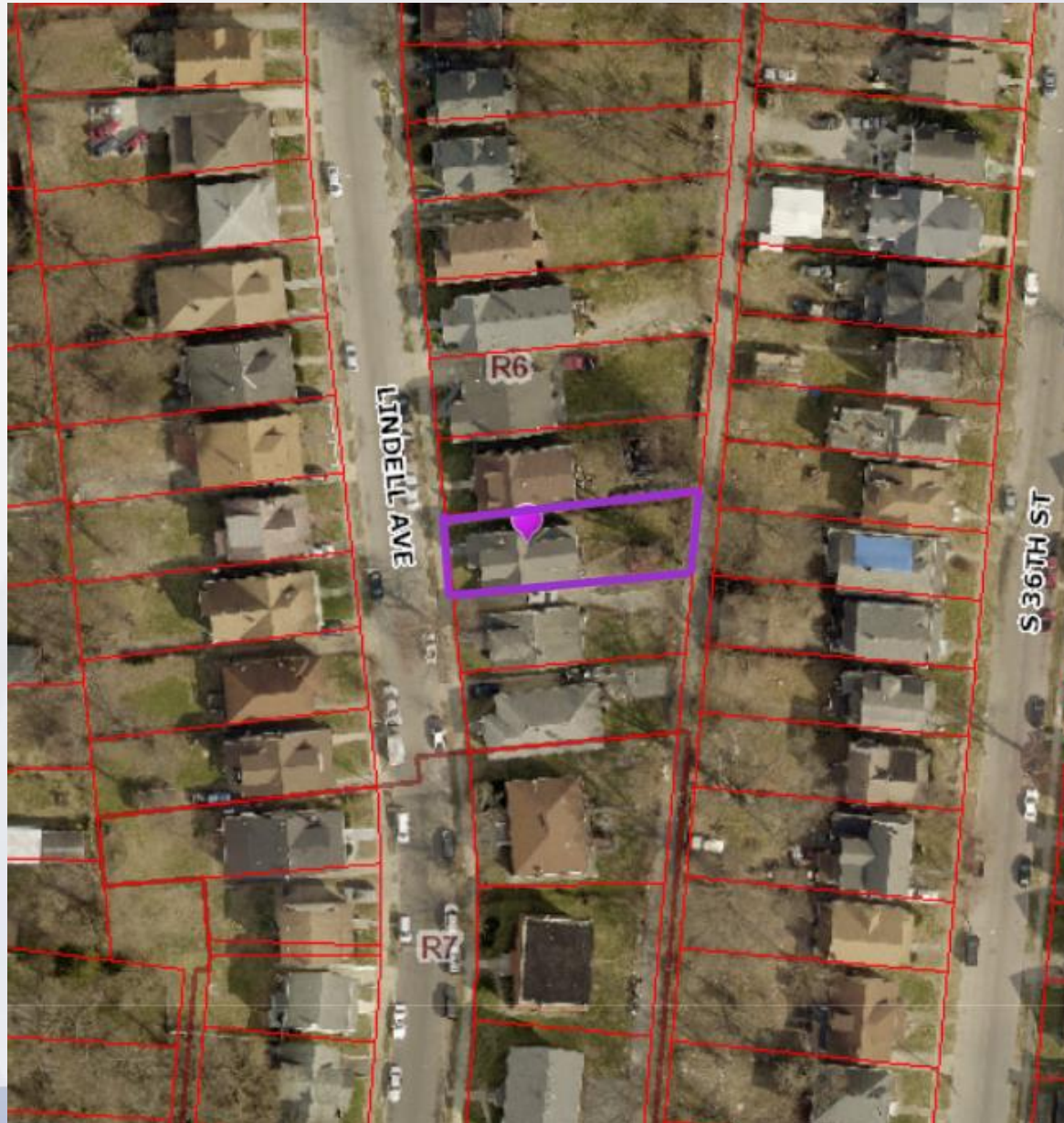
Site Location



Zoning/Form Districts



Aerial Photo/Land Use



Polk Janitorial
& Maintenance

645 Lindell Ave,
Louisville, KY 40211

Lindell Ave

Google

Similar Uses

Map Created: 11/20/2020



This map includes boarding and lodging houses, transitional housing, rehabilitation homes, and homeless shelters that have an approved conditional use permit. This map does not include transitional houses that are nonconforming uses, exist by right, pending applications, or unlawful uses.

Legend

1/2 Mile Buffer

CUP Types

- Transitional Home, Subject Site
- Transitional Home, Approved
- Boarding House, Approved
- Rehabilitation, Approved
- Homeless Shelter, Approved

20-CUPPA-0151
645 Lindell Ave

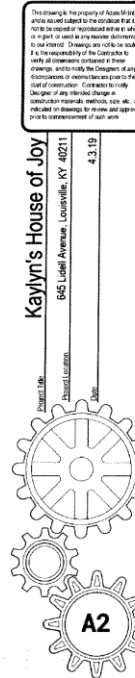
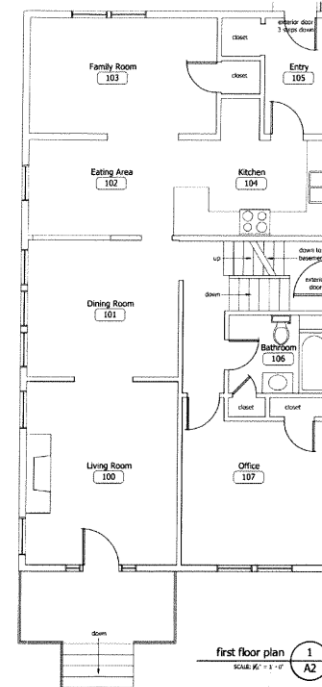
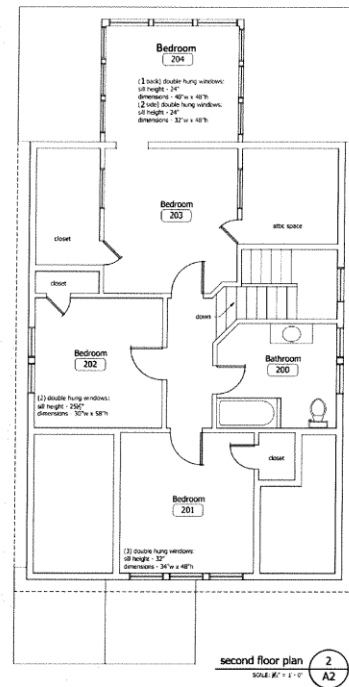
feet
790



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Group Housing Conditional Use Permits.

Floor Plan



RECIEVED FEB 18 2021
PLANNING & DESIGN SERVICES

21-CUP-0020

Front



Driveway



Parking Area



Rear Yard



Alley



Across the Street



Staff Findings

- There are six listed requirements for a transitional home use and the applicant will be asking for relief for item A.
- Section B. of the listed requirements does not apply since the site is zoned R-6 residential multi-family.
- 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 transitional housing

- 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 boarding and lodging use 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.