

**21-CUP-0092**

**Thomas Jefferson  
Unitarian Church**



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

**Zach Schwager, Planner I  
August 2, 2021**

# Request

- Conditional Use Permit to allow an addition to an existing private institutional use Land Development Code (LDC) 4.2.65.

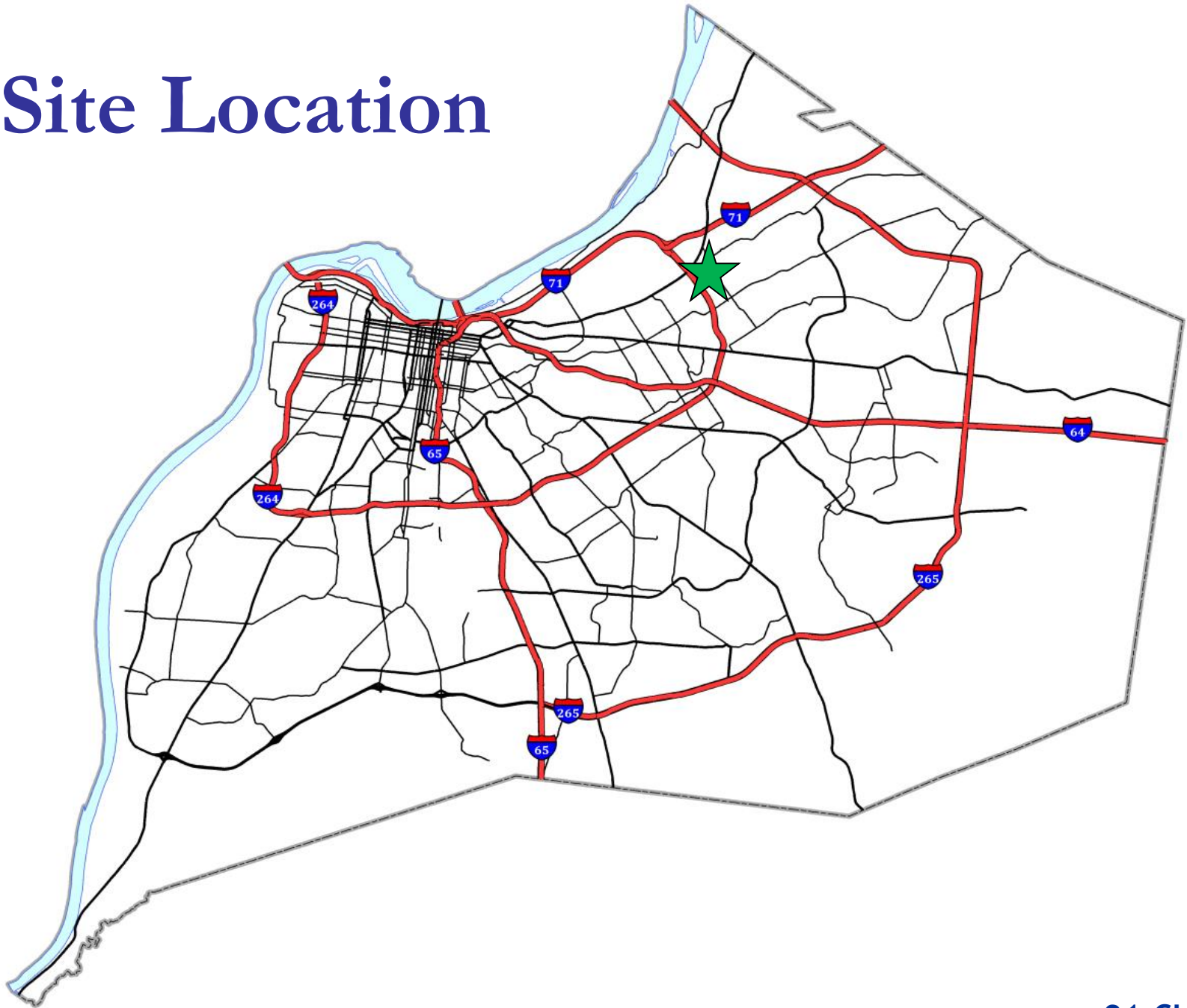
# Case Summary/Background

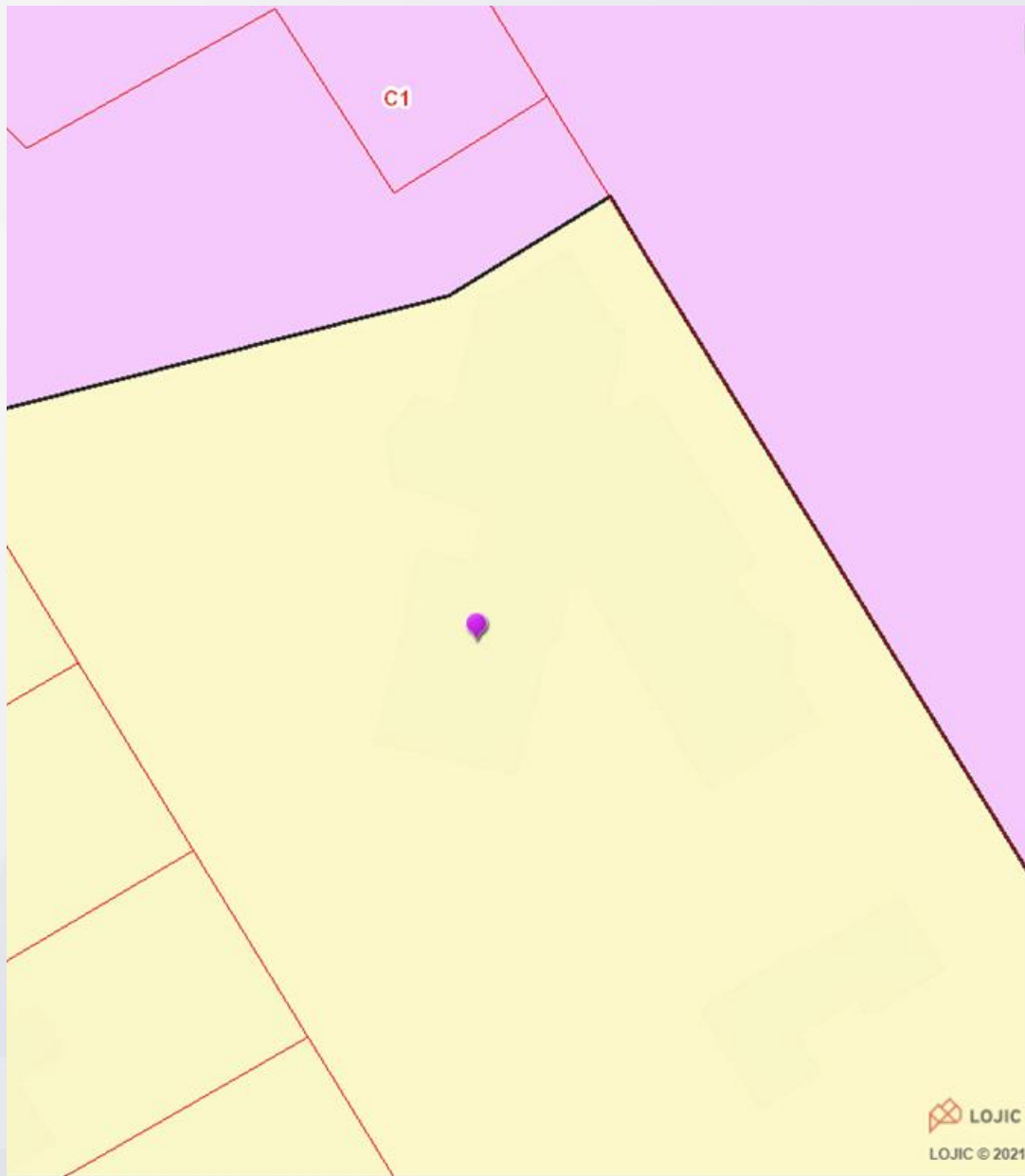
- The subject property is located on the south side of Brownsboro Road in between Crossgate Lane and Herr Lane and is 7.6 acres.
- It is zoned R-4 Single Family Residential in the rear and C-1 Commercial in the front and is in the Neighborhood and Town Center Form Districts.
- The existing structure is located within the R-4 Zoning District and Neighborhood Form District.

# Case Summary/Background

- The structure is one-story and approximately 16,600 sq. ft.
- The applicant is proposing to add a canopy on the front of the building that will cover 528 sq. ft. of exterior space.
- The Conditional Use Permit request is only for the subject area shown on the plan.

# Site Location









# Site Plan

MSD ③ Area of disturbance is 528 ft<sup>2</sup>

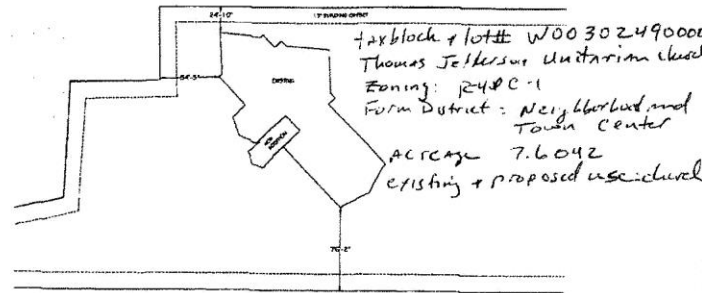
RECEIVED  
JUN 23 2021  
PLANNING & DESIGN  
SERVICES



VICINITY MAP

**SHEET INDEX**

- 1 SITE LOCATION PLAN
- 2 FOUNDATION PLAN/DETAILS
- 3 CANOPY DETAILS
- 4 CONNECTION DETAILS



SITE LOCATION PLAN

SCALE: 1/32" = 1'

21-CUPPA-0016  
21-CUP-0092

Agency

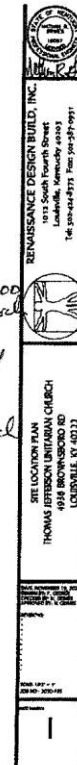
DPW: 60 comments

LWC: no comments

TARC: no comments

KYTC: bond & permit required. Permit work done in ROW (no work in ROW)

MSD ① Disturbance of impervious surf  
② MSD Single Family, Demolition or Small Commercial Permit required prior to issuance of building permit.  
③ At top of page





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



# Staff Findings

- There are five listed requirements and the applicant will need relief from Item A. 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 an addition to an existing private institutional use Land Development Code (LDC) 4.2.65.



# 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.