

Schroeder Accessory Apartment
1050 Wagner Ave., Louisville, KY 40217

April 28, 2021

Re: Conditional Use Permit 21-CUPPA-0045 - Schroeder Accessory Apartment
Property Address: 1050 Wagner Ave, Louisville, KY 40217

Dear Neighbor,

I, Elena Schroeder, purchased my current home at 1050 Wagner Ave, almost two years ago after moving to Louisville as part of Teach KY. For the last 4 years, I've taught math and coached track and field at Iroquois High School. The property currently includes a detached two-story accessory building with an unfinished second floor apartment. My plan is to renovate the second floor into a studio apartment and use it for a long-term rental (e.g. yearly lease). My plan is to rent the apartment to a newly arrived TeachKY teacher or a graduate student at a local university.

My Conditional Use Permit 21-CUPPA-0045 is to request approval for an 400 square foot accessory apartment in the existing detached building.

A neighborhood meeting is required by Louisville Metro Planning and Design Services to present the proposed request to the adjoining property owners and interested parties. Because of the Governor of Kentucky's Covid-19 emergency orders regulating social distancing and public gatherings the Neighborhood Meeting will be held online using a platform called Zoom.

Zoom Meeting Date and Time: May 12, 2021, at 6 pm
To join the Zoom Meeting online: <https://bit.ly/32NRlaQ>
Meeting ID: 835 2108 5543
Passcode: CUPPA0045

If you are unable to attend the meeting and have comments or if you would like a meeting invitation emailed to you directly, please contact me.

Applicant/Primary Contact:

Elena Schroeder (860) 510-3700 elena.schroeder32@gmail.com
1050 Wagner Ave, Louisville, KY 40217

Louisville Metro Planning and Design Services Contact Information:

Jon Crumbie (502) 574-5158 jon.crumbie@louisvilleky.gov
444 South Fifth Street, Suite 300 Louisville, KY 40202

Detailed Summary of the Proposal

The applicant is requesting approval of a Conditional Use Permit to allow a dwelling unit that is not the primary residence of the host in an R-5 zoning district and Neighborhood Form District. The subject property is developed with one structure that is a single- family residence. The residence has 2 bedrooms.

Elena Schroeder purchased the home at 1050 Wagner Ave two years ago as her full-time residence. The owner is requesting a Conditional Use Permit to allow an accessory apartment above an existing detached 2-story building in the backyard of her home.

All plans are available to the public on the Planning & Design Services Online Customer Service Portal with the PDS assigned Case Number. The Case Number assigned to this project is 21-CUPPA-0045. Please contact Jon Crumbie for an update on the filing. This is the link to the Planning & Design Services Online Customer Service Portal.

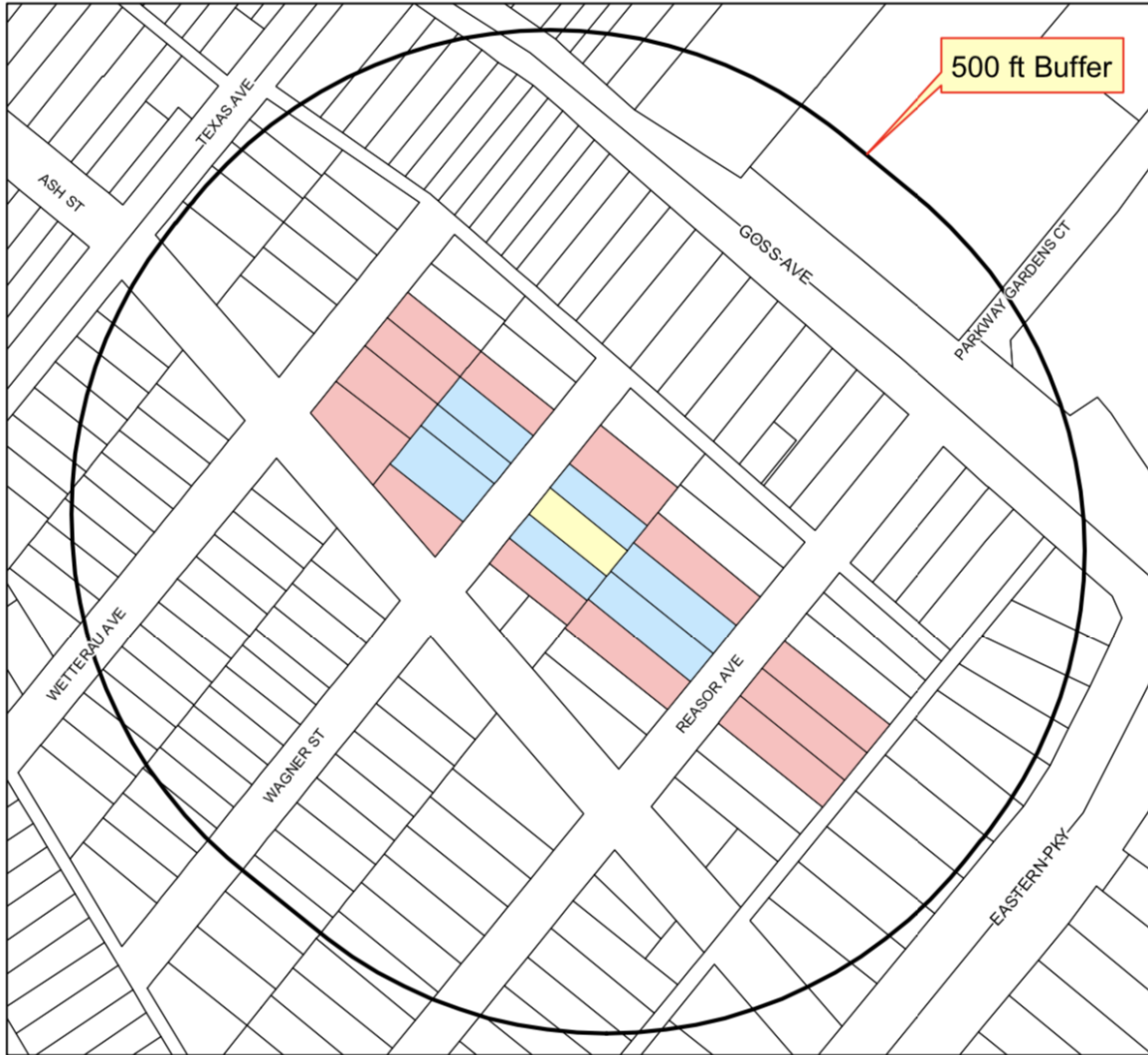
<https://aca-louisville.accela.com/ljcmg/Default.aspx>

Click on the "Search" tab

Then "Planning Applications"

Enter the case number in "Record Number" box Click on the "Record Info" tab

Site Map – Schroeder Accessory Apartment Conditional Use Permit Plan



KRS 100.237

(6) When an application is made for a conditional use permit for land located within or abutting any residential zoning district, written notice shall be given at least fourteen (14) days in advance of the public hearing on the application to the applicant, administrative official, the mayor and city clerk of any city of the fifth or sixth class so affected within any county containing a city of the first class or a consolidated local government, an owner of every parcel of property adjoining the property to which the application applies, and such other persons as the local zoning ordinance, regulations, or board of adjustment bylaws shall direct. Written notice shall be by first-class mail with certification by the board's secretary or other officer that the notice was mailed. It shall be the duty of the applicant to furnish to the board the name and address of an owner of each parcel of property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.

(7) When any property within the required notification area for a public hearing upon a conditional use permit application is located within an adjoining city, county, or planning unit, notice of the hearing shall be given at least fourteen (14) days in advance of the hearing, by first-class mail to certain public officials, as follows:

- (a) If the adjoining property is part of a planning unit, notice shall be given to that unit's planning commission; or
- (b) If the adjoining property is not part of a planning unit, notice shall be given to the mayor of the city in which the property is located or, if the property is in an unincorporated area, notice shall be given to the judge/executive of the county in which the property is located.

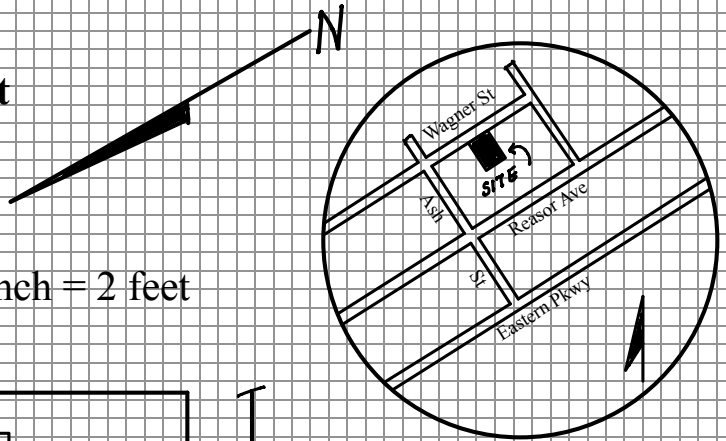
After the Neighborhood Meeting

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.

Site plan - March 22, 2021
 Elena Schroeder 1050 Wagner Street
 Block: 026D Lot: 0213
 R-5 zone



Scale: 1/10 inch = 2 feet

LEGEND

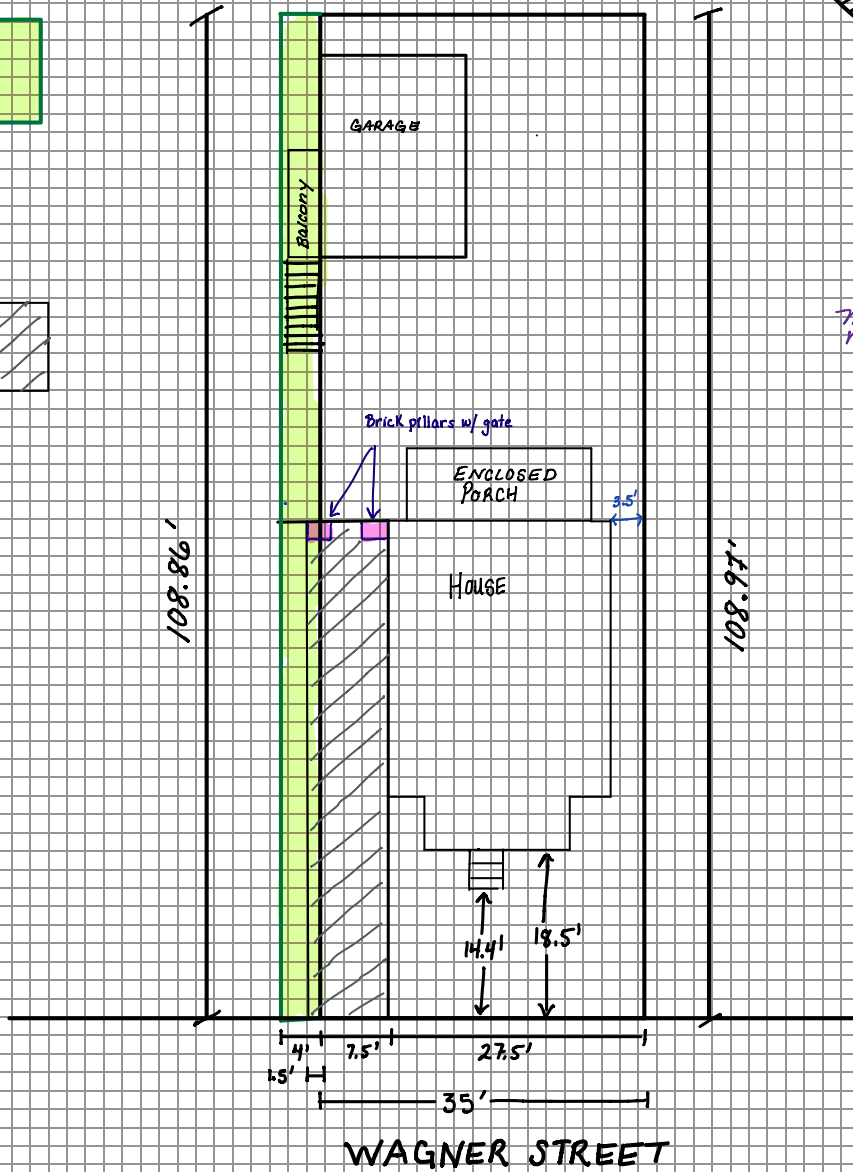
Easement

DB 8337

Page 652

435.47 sq ft

Driveway:



*Min Side Set back = 3 ft
 Min Rear Set back = 5 ft*