

16CUP1080  
Short Term Rental:  
2216 Glenmary Ave.



Board of Zoning Adjustment Public Hearing

Brian Mabry, AICP, Planning & Design Supervisor

July 10, 2017

# Request

- Conditional Use Permit to allow a short term rental that is not the primary residence of the owner in an R-5B zoning district

# Case Summary/Background

- Owner/applicant operates an existing short-term rental at the subject property.
- Owner/applicant lives immediately next door.
- PVA classifies the property as single-family residential.
- According to the applicant, the residence has four bedrooms, so maximum of 12 guests are allowed at any one time.
- The subject property is rectangular in shape, approximately 75 feet in width and approximately 6,900 square feet in area.
- Located on Glenmary Avenue between Everett Avenue and Willow Avenue.
- Subject property is wide enough to have credit for 3 on-street parking spaces and has one off-street parking space next to a detached garage in addition to one parking space within the garage.

# Zoning/Form Districts

Subject Property:

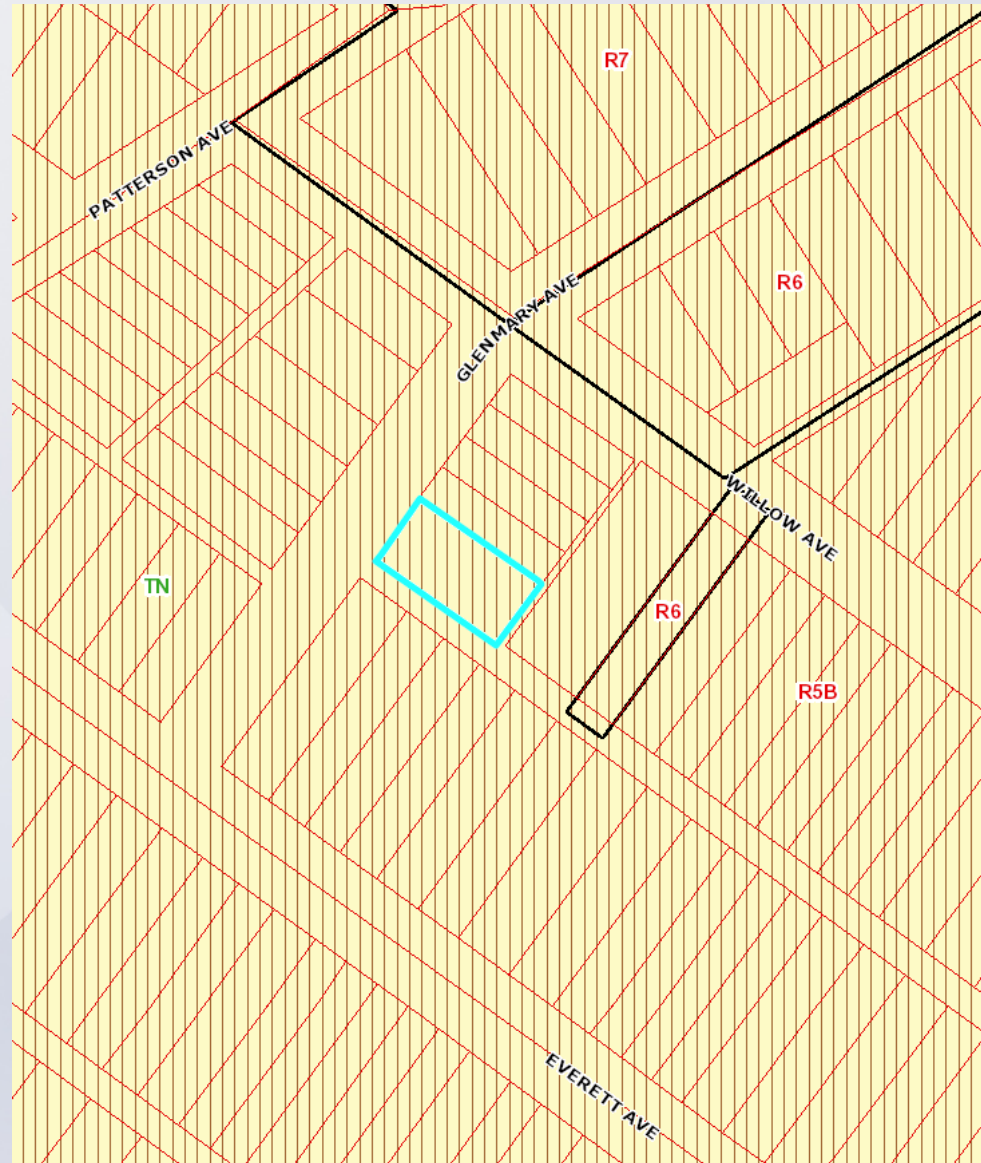
Existing: R-5B/TN

Northeast: R-5B/TN

Southeast: R-5B/TN

Southwest: R-5B/TN

Northwest: R-5B/TN





# Aerial Photo/Land Use

## Subject Property:

Existing: Single-family dwelling and short term rental

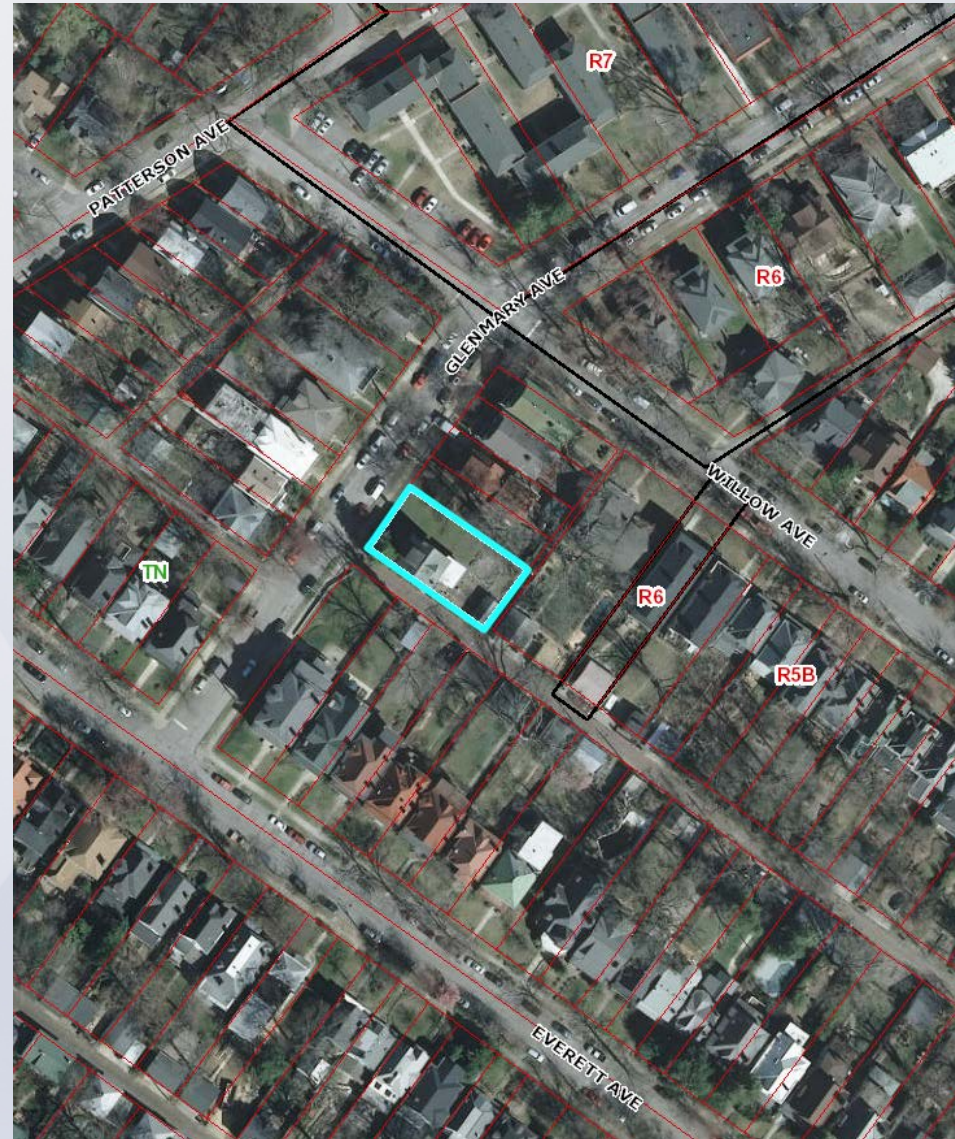
Proposed: Single-family dwelling and short term rental

Northeast: Vacant & single-family

Southeast: Single-family

Southwest: Single-family

Northwest: Single-family & multifamily







Subject property looking SE

06/23/2017 21:42

PUBLIC HEARING  
BOARD OF ZONING  
ADJUSTMENT

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Subject property and applicant's residence  
looking NE

06/23/2017 21:43

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Alley along SW property line

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Looking SW down Glenmary

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Detached garage and off-street parking space

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# Interested Party Comments

- Staff has not received any interested party comments.
- The applicant held a neighborhood meeting with two persons attending. One neighbor expressed concern about two instances of noise and about a car once blocking the alley. The applicant provided his cell phone number to the concerned neighbor.

# Staff Finding

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, 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 short term rental