

19-CUP-0013
2038 Bonnycastle Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

August 19, 2019

Request

- **Conditional Use Permit** to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- Located at the southwest corner of Bonnycastle and Chichester Avenues
- Duplex residence; CUP requested for unit on 2nd/3rd floors
 - Second Floor: Two bedrooms
 - Third Floor: Two bedrooms
- Adjoined by a mix of single- and multi-family residential uses
- On- and off-street parking spaces
 - Four vehicles on driveway
 - Six vehicles on Bonnycastle and Chichester Avenues
- Neighborhood meeting held on May 15, 2019

Zoning / Form District

Subject Site

Existing: R-5A Multi-Family
Residential

Proposed: R-5A w/short-term
rental CUP

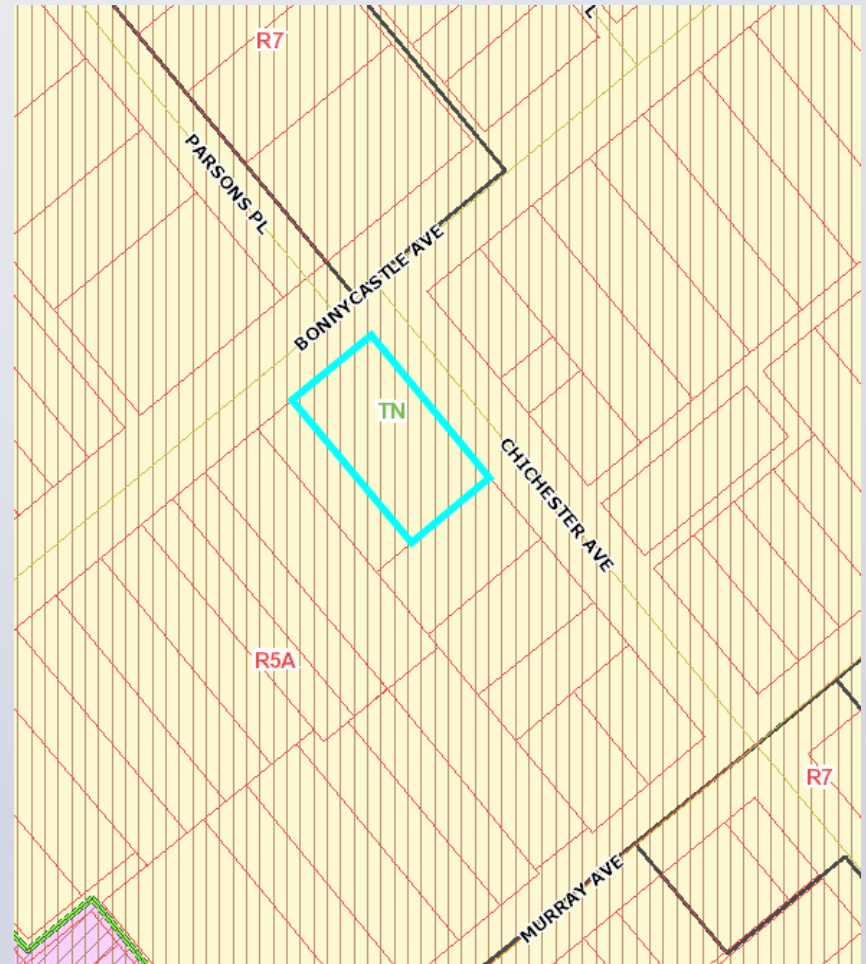
Surrounding Sites

South/East/West: R-5A Multi-Family
Residential

North: R-5A and R-7 Multi-Family
Residential

All Sites

Traditional Neighborhood



Land Use

Subject Property

Existing: Duplex Residence

Proposed: Duplex Residence w/ CUP
for short-term rental for upper unit

Surrounding Properties

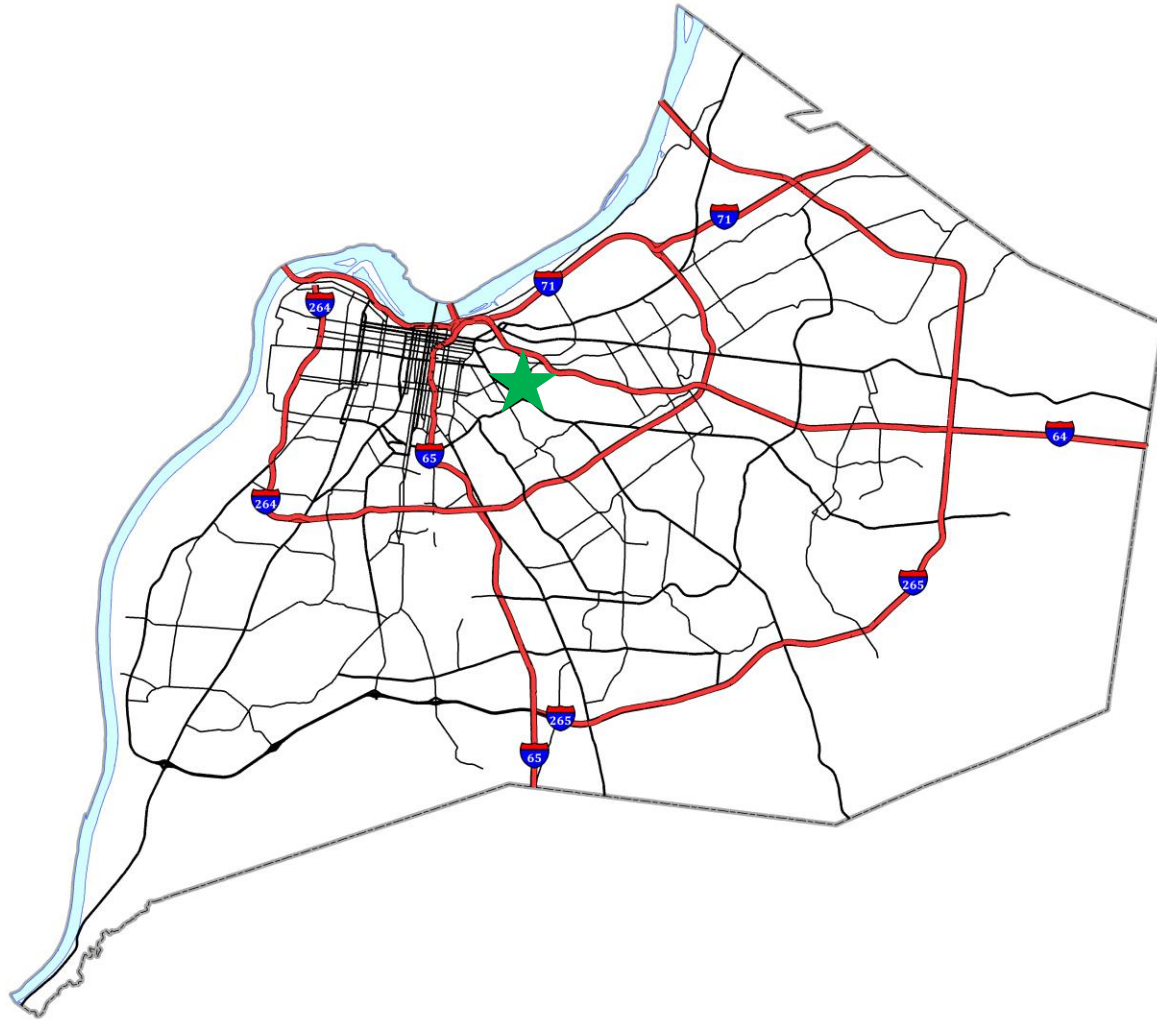
North/East: Single- and Multi-Family
Residential

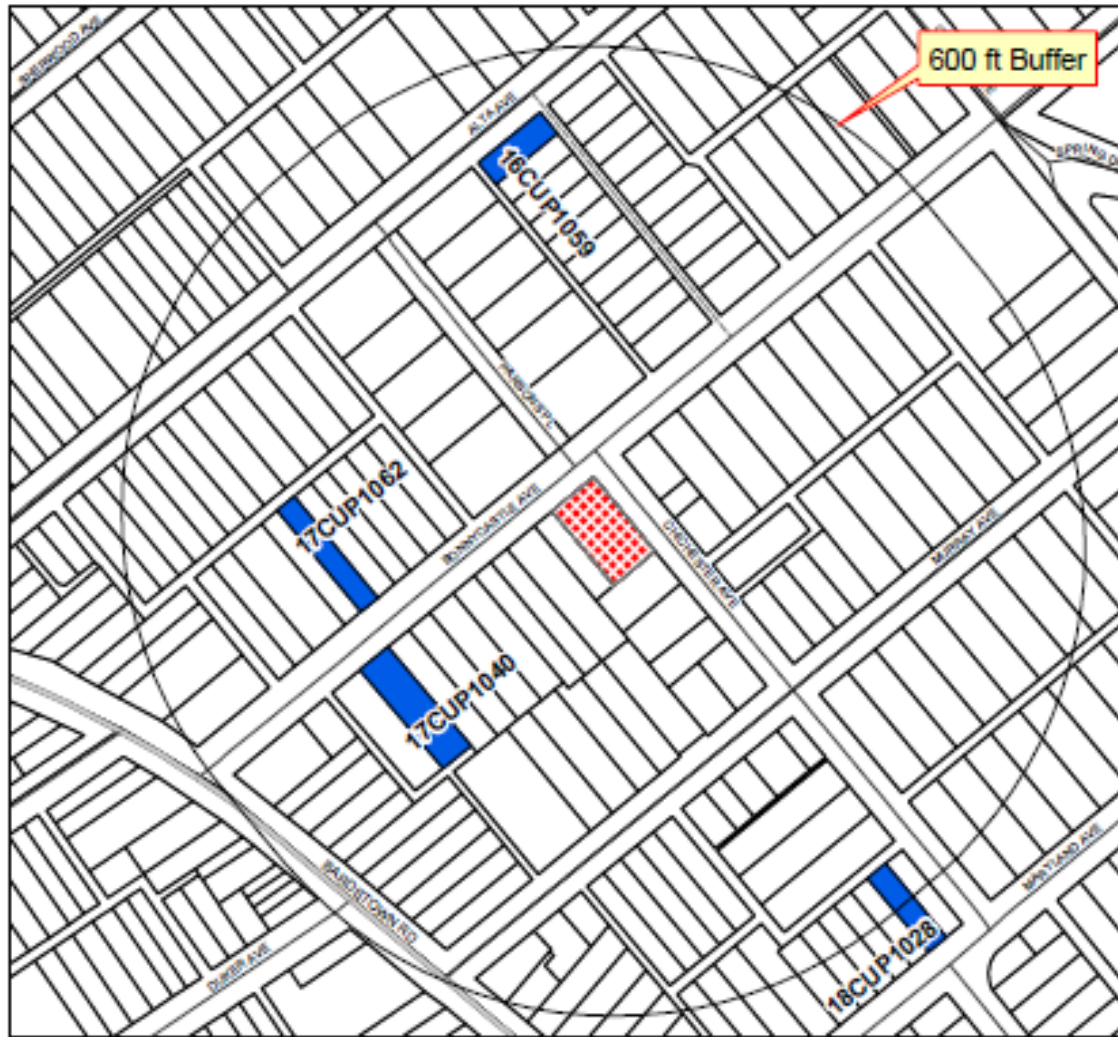
West: Single-Family Residential

South: Multi-Family Residential



Site Location

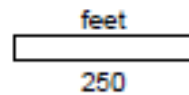




Legend

-  Buffer
-  Subject Site
-  Approved

**Proximity Map
Case # 19-CUP-0013**



Site Photo



Site Photo



Site Photo



Site Photo



Adjacent to East

Site Photo



Site Photo



Adjacent to South

Conclusions

- 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 by the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- **Conditional Use Permit** to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)
- **Condition of Approval**
 1. Short-term rentals may be conducted only in the single dwelling unit occupying the second and third floors.