

21-CUP-0197 Garden Cottage



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

January 24, 2022

Request

- Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host (Land Development Code (LDC) 4.2.63)
- The applicant proposes to convert an existing detached garage into an ADU and use it as a short term rental. Therefore, a Conditional Use Permit is required. However, if the short term rental is denied (21-CUP-0196), this CUP is no longer needed.

Case Summary/Background

- The site is located on the east side of Pennsylvania Avenue at the intersection of Pennsylvania Avenue and Field Avenue and is in the Crescent Hill neighborhood.
- It is in the R-5 Residential Single-Family Zoning District and the Traditional Neighborhood Form District and is surrounded by R-5 and R-1 Single-Family properties.

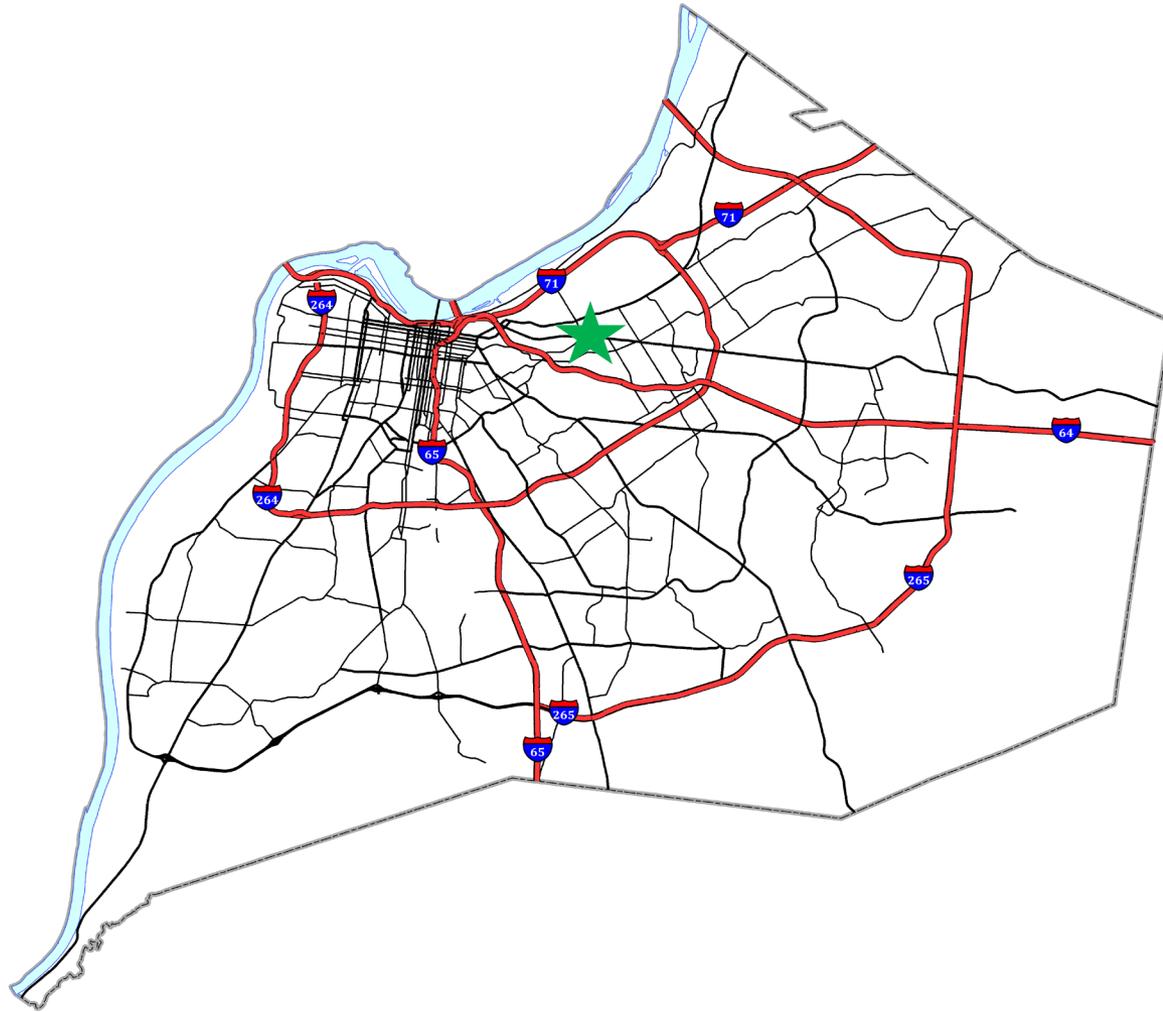
Case Summary/Background

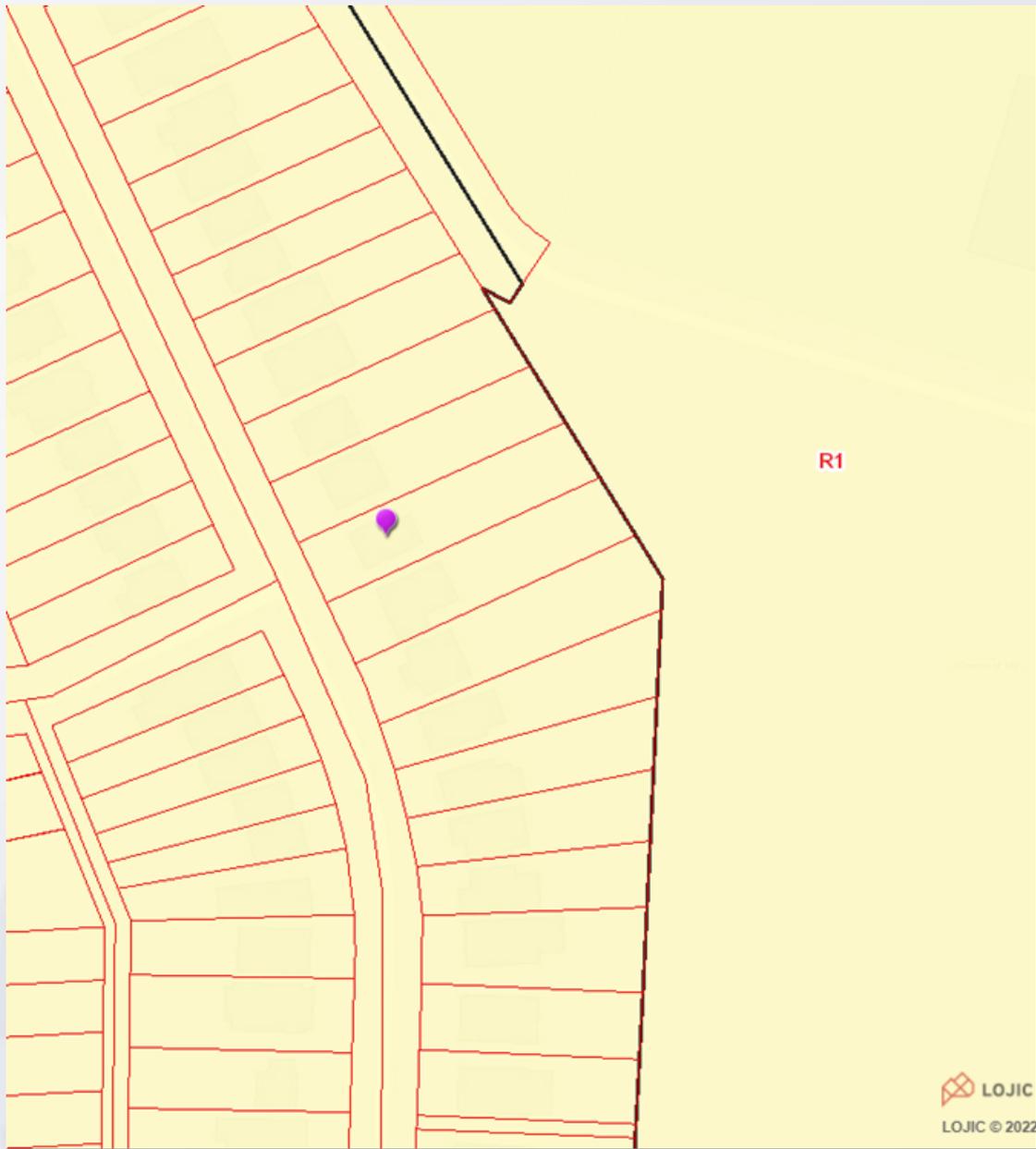
- It is surrounded by single-family and public uses.
- There is an existing detached garage that the applicant is proposing to convert into an accessory dwelling unit (ADU) with one bedroom, a living room, kitchen, and full bathroom.

Case Summary/Background

- PVA lists the existing structure as a single-family residence.
- The applicant has shown that there will be one bedroom in the ADU.
- LDC standards credit the site with one on-street parking space and there is parking for three cars in the driveway. In addition, there appears to be available parking in the area.

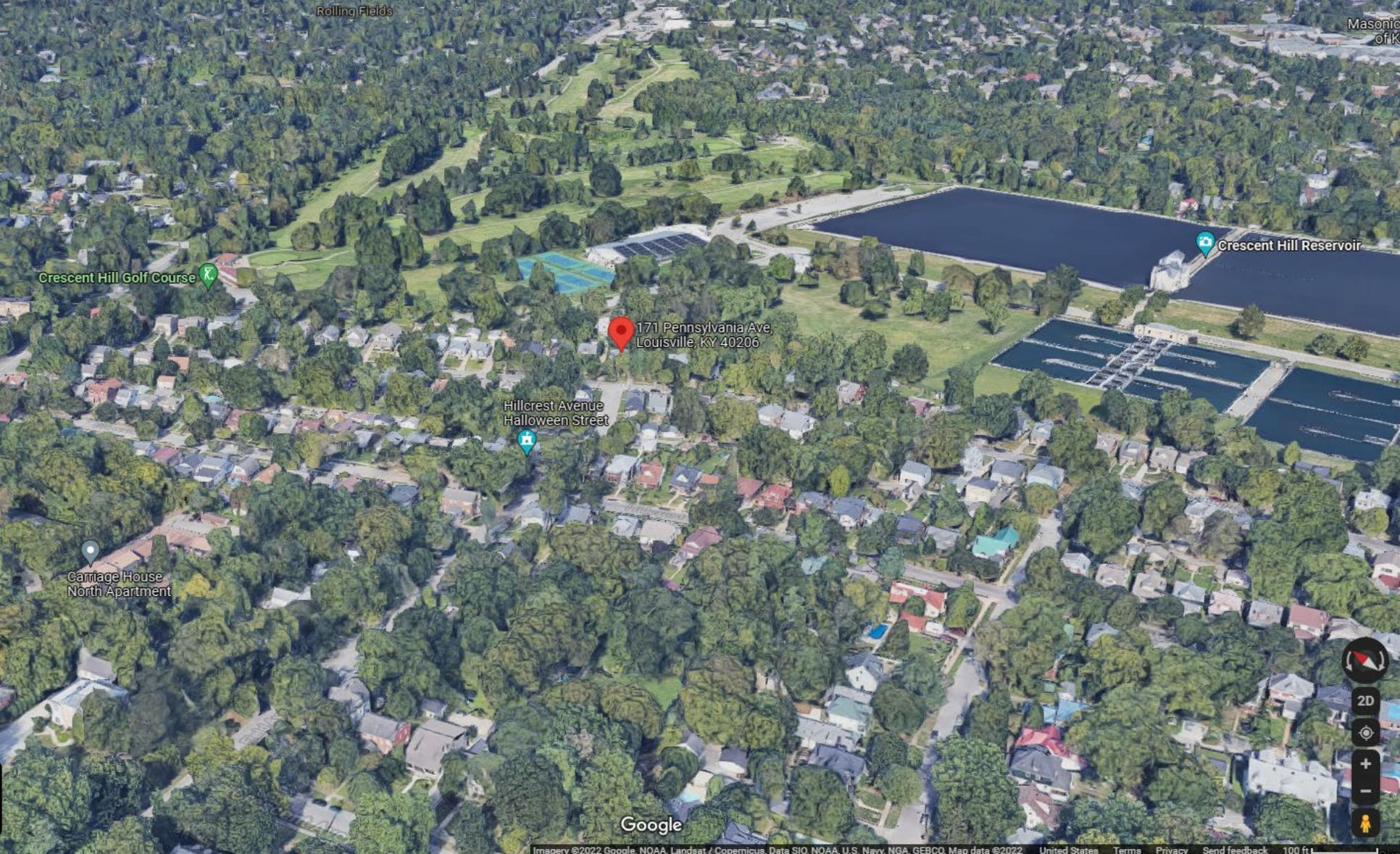
Site Location





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Site Photo



Front of subject property.

Site Photo



Accessory structure.

Site Photo



Site Photo



Looking toward residence.

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 a short term rental of a dwelling unit (LDC 4.2.63)

Conditions of Approval

- 1) All development shall be in accordance with the approved district development plan, including all notes thereon, and with all applicable sections of the Land Development Code (LDC). No further development shall occur on the site without prior review of and approval by the Board of Zoning Adjustment (BOZA).
- 2) The Conditional Use Permit shall be exercised as proscribed by KRS 100.237 within two years of BOZA approval. If it is not so exercised, the site shall not be used for an ADU without further review and approval by BOZA.

Conditions of Approval

- 3) The applicant is required to contact Louisville Metro Emergency Services to have a unique address assigned to the accessory apartment.