

# 16CUP1046 1236 R Garvin Place



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**

**February 6, 2016**

# Request

- Conditional Use Permit to allow short term rental in a Traditional Neighborhood Zoning District that is not the primary residence of the host.

# Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one building, a single family dwelling. The applicant owns the property, but does not reside in the dwelling unit. The applicant intends to rent the dwelling unit to parties for tenancies of less than 30 days.

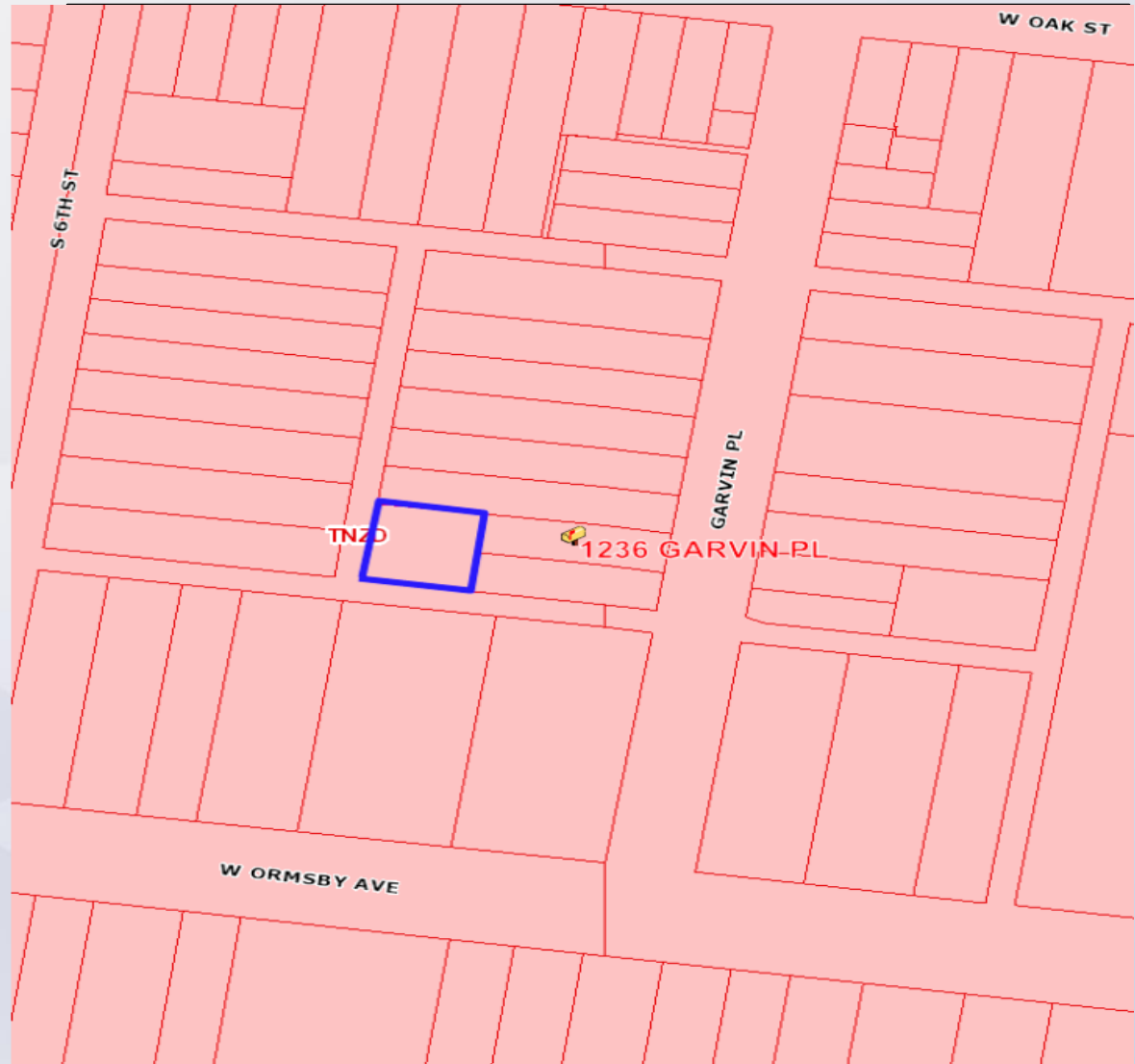
# Zoning/Form Districts

## Subject:

- Existing: TNZD/TN
- Proposed: TNZD/TN

## Surrounding:

- North: TNZD/TN
- South: TNZD/TN
- East: TNZD/TN
- West: TNZD/TN



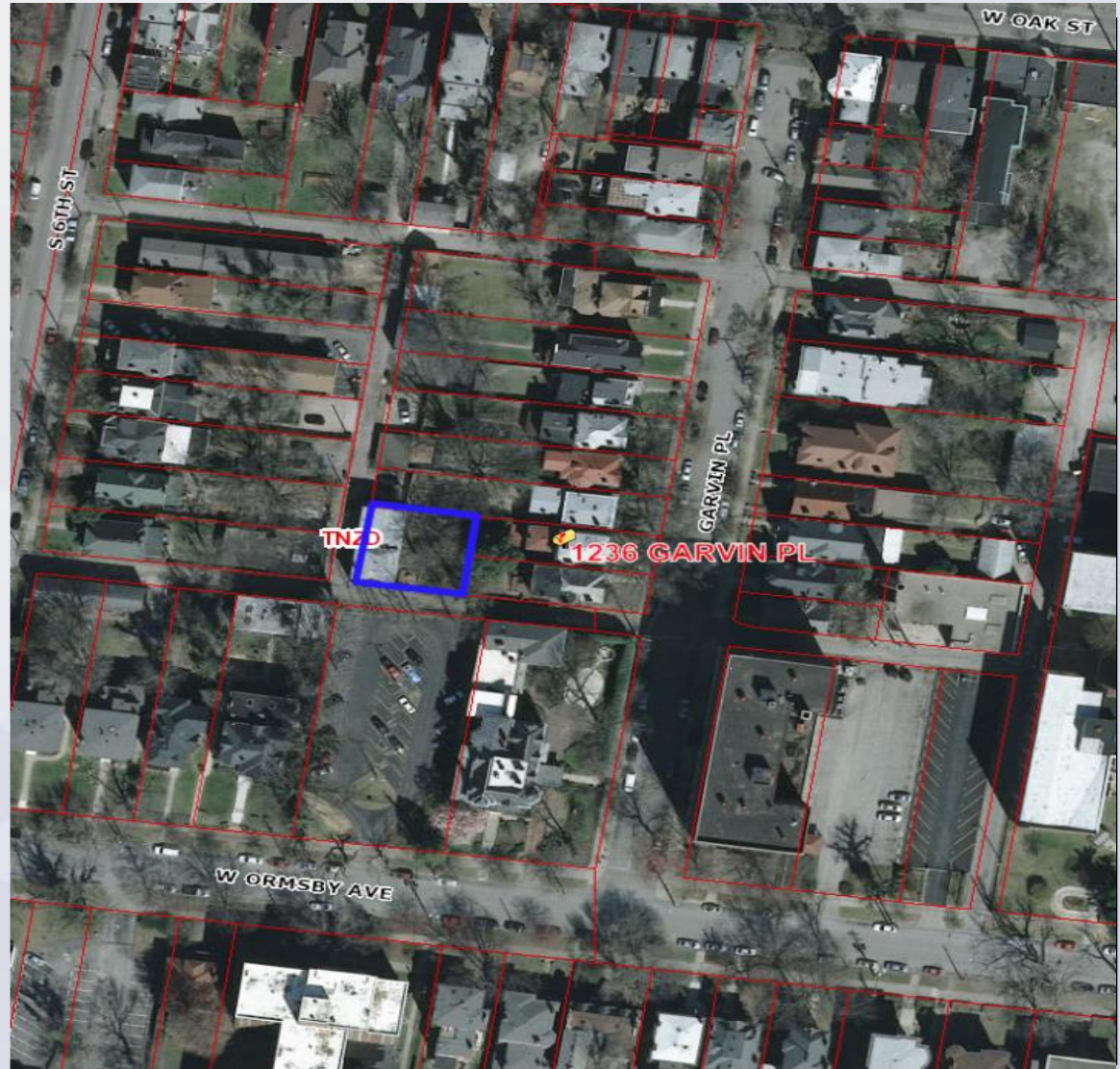
# Aerial Photo/Land Use

## Subject:

- Existing: Residential
- Proposed: Residential

## Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential



# Duplex - Rental



# Rear Yard/Rental



# Alley - Looking West and South





# Looking North/Main Residence



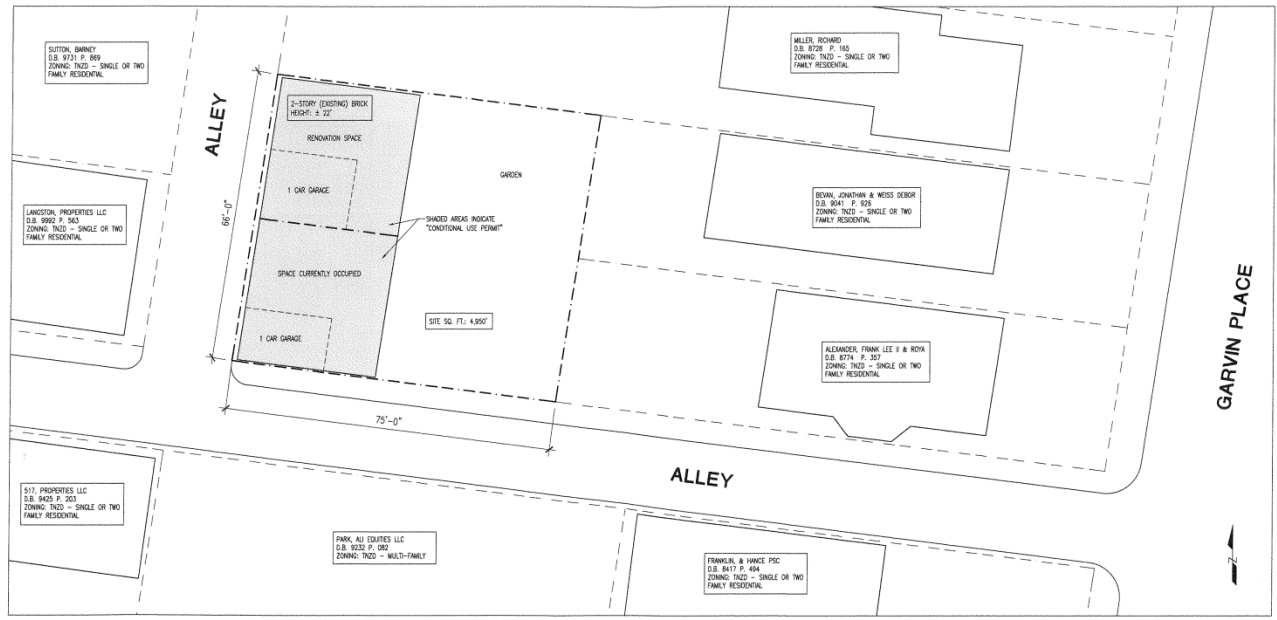
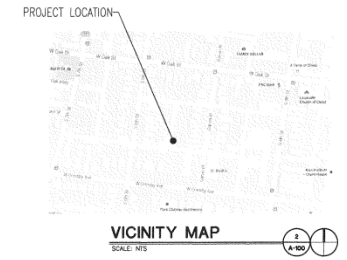
# Site Plan

RECEIVED

NOV 15 2016

PERICUTUS DESIGN SERVICES

GENERAL INFORMATION	LEGEND
<p>SITE ADDRESS: 1236 REAR GARVIN PLACE LOUISVILLE, KY 40203</p> <p>OWNER: WETZE PROPERTIES, LLC 1236 GARVIN PLACE LOUISVILLE, KY 40203</p> <p>THE BLOCK AND LOT NUMBER: 224 017</p> <p>ZONING: TND2 (CONVENTIONAL NEIGHBORHOOD ZONING DISTRICT) - SINGLE OR TWO FAMILY RESIDENTIAL EXISTING USE: RESIDENTIAL</p>	<p>PROPERTY LINE</p> <p>EXISTING BUILDING FOOTPRINT</p>



**SITE PLAN**  
SCALE: 1" = 10'

**PPA**  
PICKETT PASATIME ARCHITECTS  
1114 Lexington Blvd, Suite 100, Louisville, KY 40202

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1236 REAR GARVIN PLACE  
LOUISVILLE, KY 40203

REVISE AND REVISIONS	DATE	DESCRIPTION

PROJECT NUMBER: 040-298  
DATE: October 20th, 2016  
DRAWN BY:  
CHECKED BY:  
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**SITE PLAN**  
**A-100**

# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee 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 boarding and lodging home in an Traditional Neighborhood Zoning District.