

17CUP1040

2018 Bonnycastle Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
August 21, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5A Residential Multi-Family zoning district

Case Summary/Background

- As the owner lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required
- Located on Bonnycastle Avenue just east of Bardstown Road
- Developed with a duplex residence; short term rental will be operated from first floor unit
- Surrounded by single family, condominium, apartment and multi-family residential uses in a Traditional Neighborhood form district
- Credit for two on-street parking spaces; four additional spaces on parking pad off rear alley
- No comments have been received; neighborhood meeting was held on July 11, 2017

Zoning / Form District

Subject property zoning

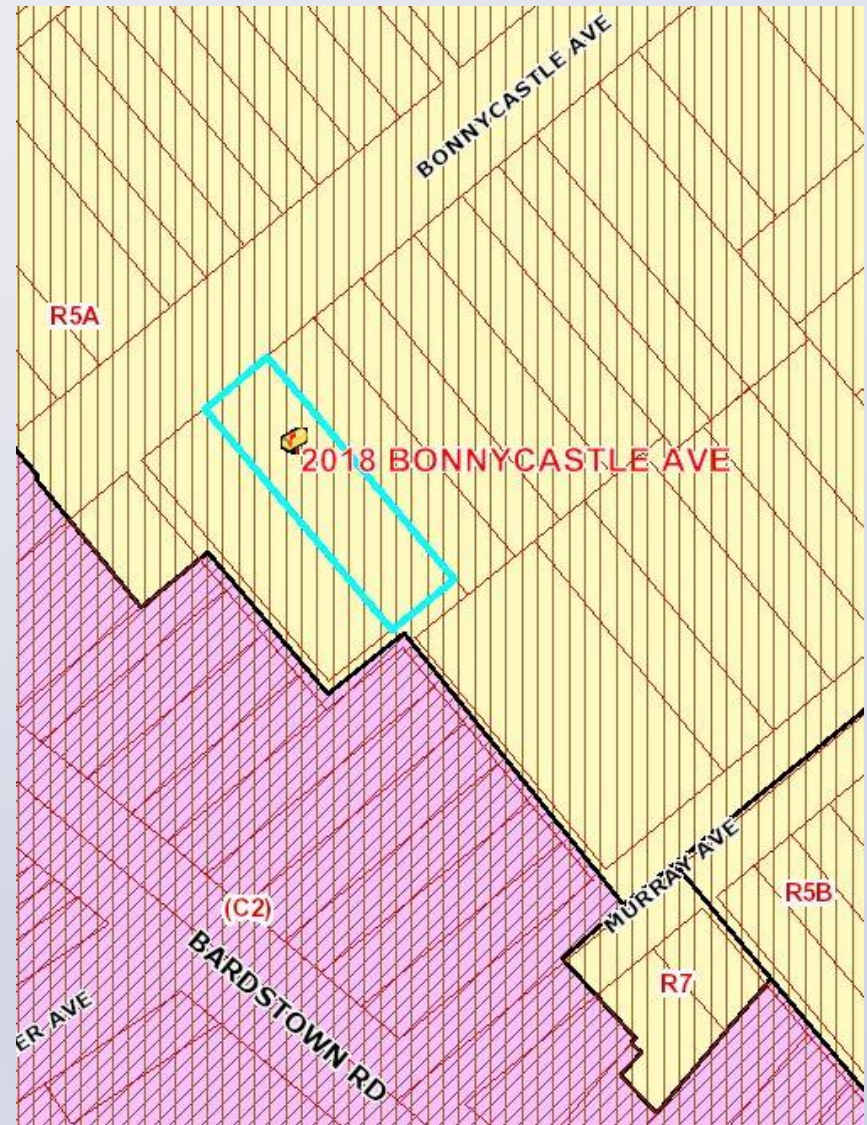
- R-5A Multi-Family Residential

Surrounding properties zoning

- **North:** R5-A Multi-Family Residential
- **South:** R5-A Multi-Family Residential,
- **East:** R-5-A Multi-Family Residential
- **West:** R-5-A Multi-Family Residential

All properties

- Traditional Neighborhood form district
- National Register district



Land Use

Subject Property

- Existing: Duplex residential
- Proposed: Duplex residential with short-term rental

Surrounding Properties

- North: Condominiums, Single-Family Residential
- South: Apartments
- East: Single-Family Residential
- West: Duplex Residential



Site Photos



Subject Property

Site Photos



Adjacent to East

Site Photos



Adjacent to West

Site Photos



Rear Yard: House to Alley

Site Photos



Alley Parking

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 that is not the primary residence of the owner in an R-5A Residential Multi-Family zoning district