

Rosenstein Multifamily-Triplex
1312 E. Washington Street
Louisville, KY
17ZONE1001 R6 to R7

Presented by:
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Request change in Zoning R-6 to R-7

- Application requests from R-6 to R-7 on existing house and carriage house to allow carriage house to be renovated and put into occupancy.
- Site is located in Butchertown in a mixed use residential area. There is commercial zoning behind it.
- The proposed use of multifamily is in Conformance with Cornerstone 2020 Guidelines and the Butchertown Neighborhood Plan.
- Under Guideline 1, a variety of housing types should be offered in Traditional Neighborhood Form District –and revitalization of older neighborhoods is encouraged.
- There is no new construction involved with this rezoning-just internal modification of an existing building.

Site Plan

- Shows the existing conditions at the site.
- Two existing brick structures about 120 years old. Front building is a duplex at this time.
- Carriage house will be renovated.
- The size of the lot vs. existing density requirements in LDC is the reason for the rezoning. The carriage house has been out of use for several years-storage only.

View of Home from E. Washington Street



Left side of the home



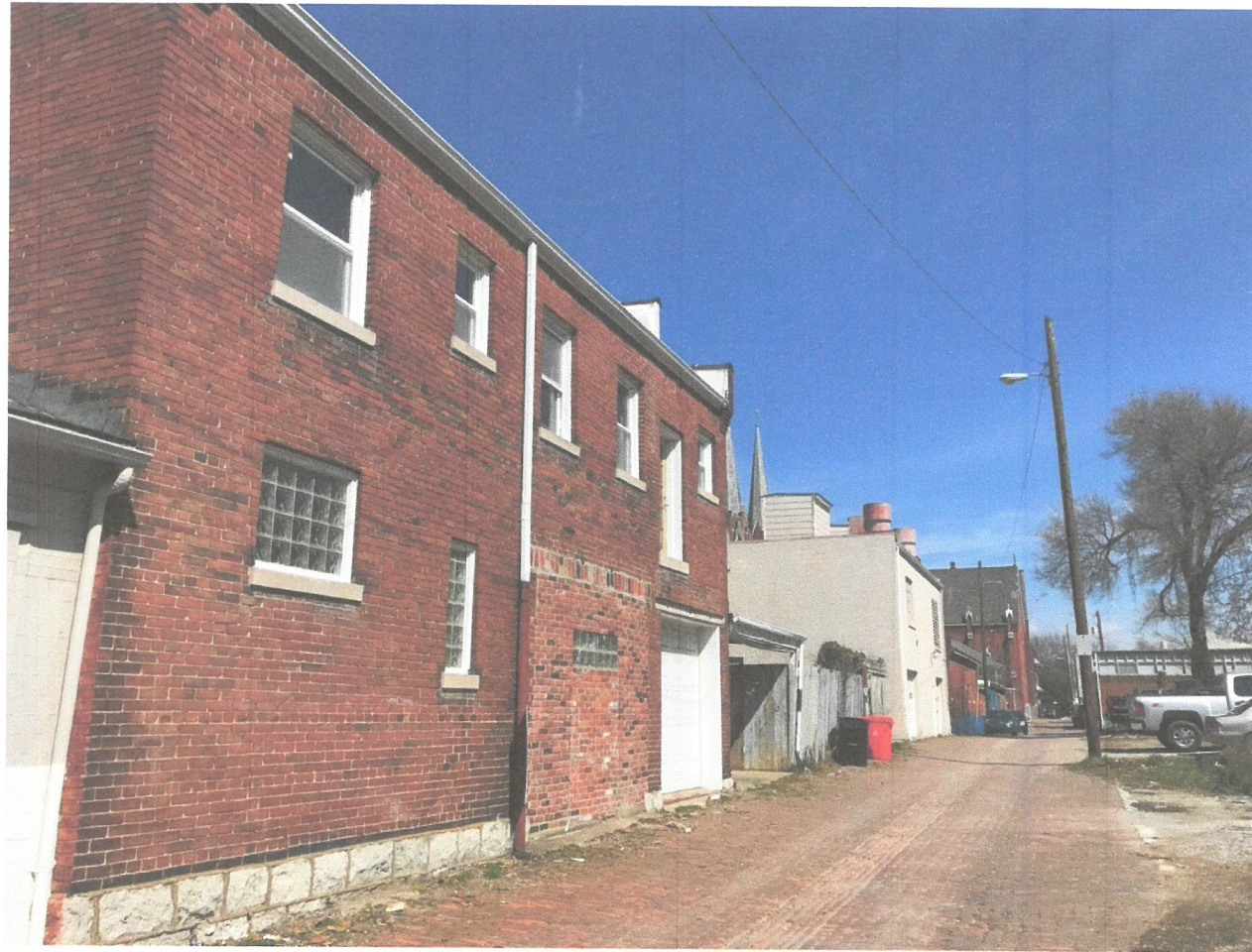
Right side of the home



Existing Carriage house in rear



Rear of Carriage house-looking east down alley-
Butchertown Square area



Rear of Carriage –looking west towards downtown



View across the alley.



Summary

- The request is consistent with Cornerstone 2020 and the Butchertown Neighborhood Plan
- No discernable changes to the area occur by this rezoning.
- Revitalizing the original use of a carriage house dwelling is appropriate and in conformance with the area.
- Request rezoning from R-6 to R-7 per the application and approval of the Site Plan.