

16CUP1038 1938 Bonnycastle Avenue



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

May 1, 2017

Request

- Conditional Use Permit to allow short term rental in an R-5 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

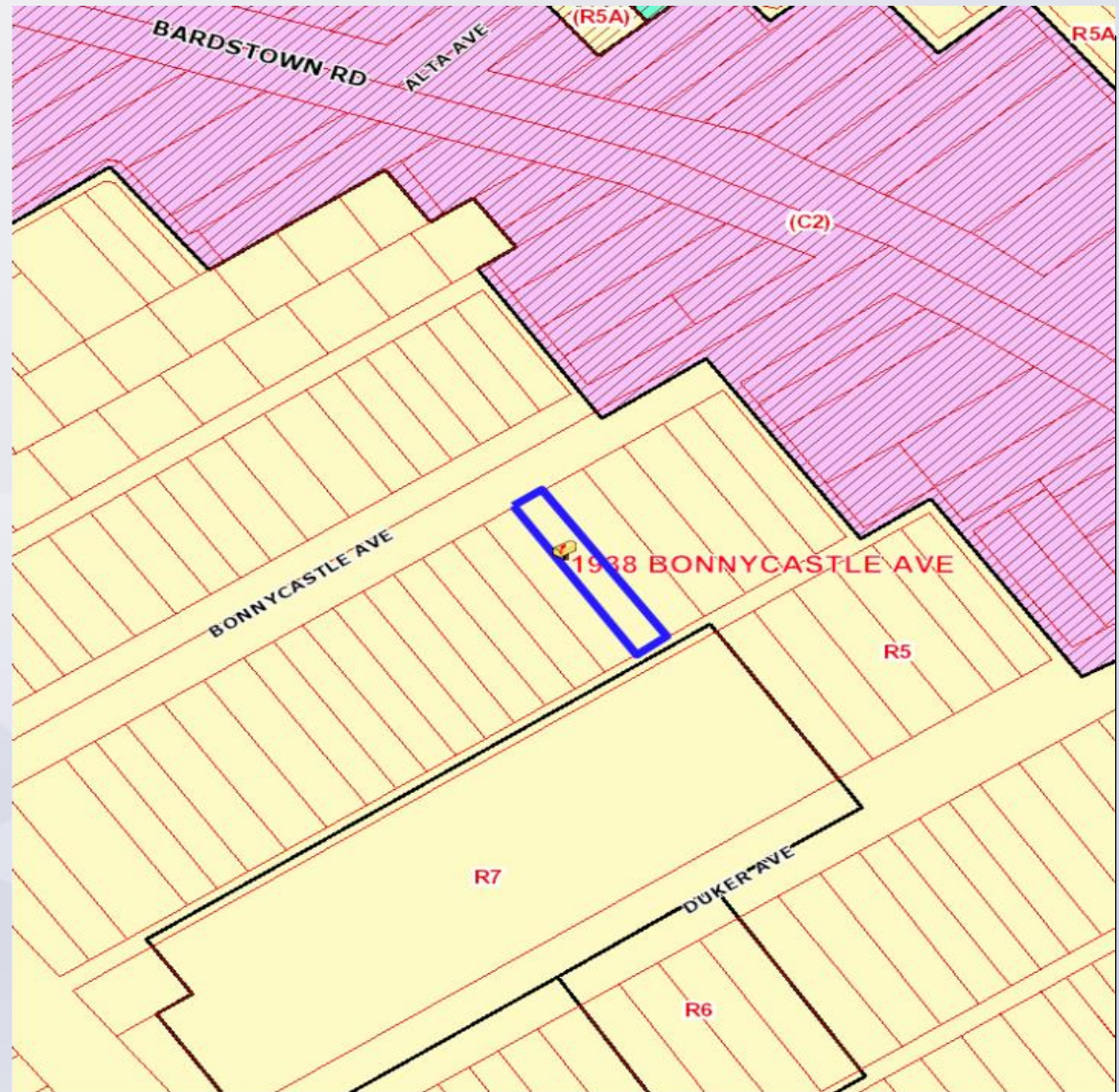
Zoning/Form Districts

Subject:

- Existing: R-5/TN
- Proposed: R-5/TN

Surrounding:

- North: R-5/TN
- South: R-7/TN
- East: R-5/TN
- West: R-5/TN



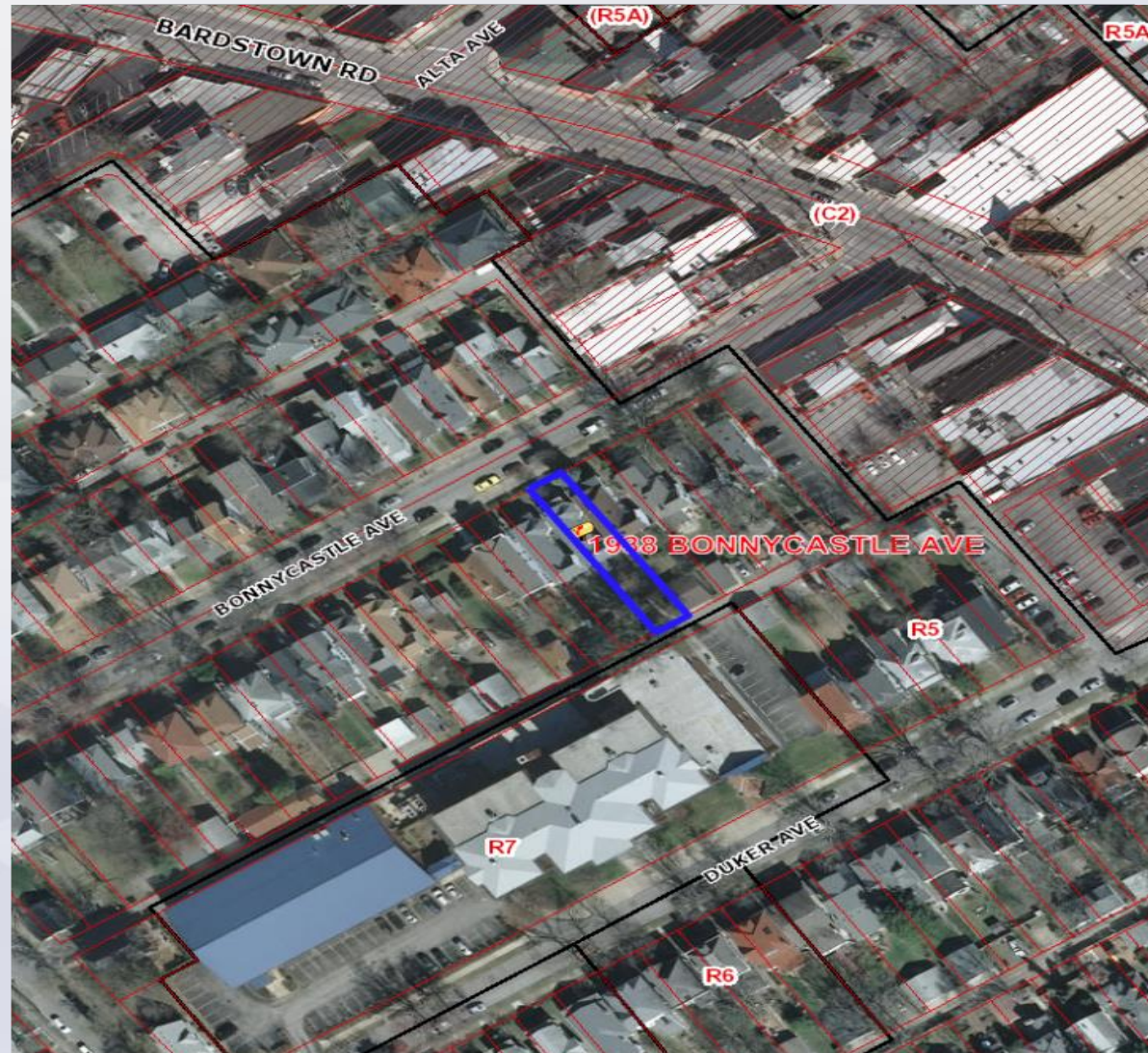
Aerial Photo/Land Use

Subject:

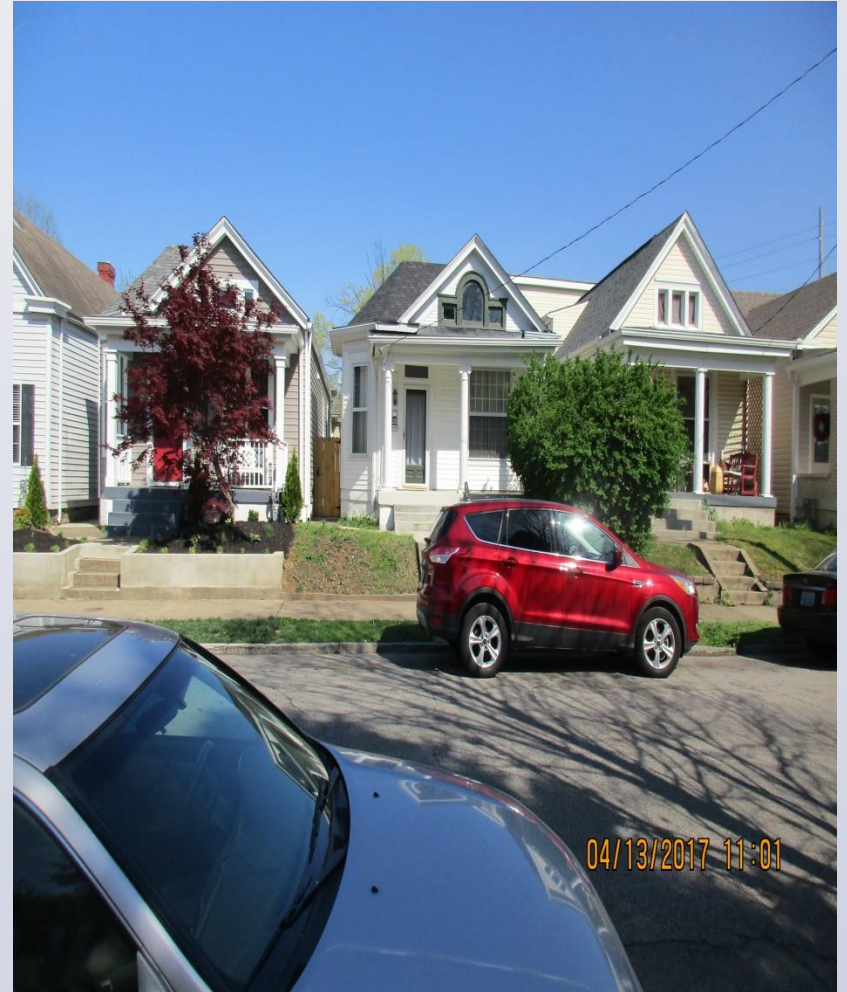
- Existing: Residential
- Proposed: Residential

Surrounding:

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



Front/Across Street



Adjacent Properties



Rear Yard

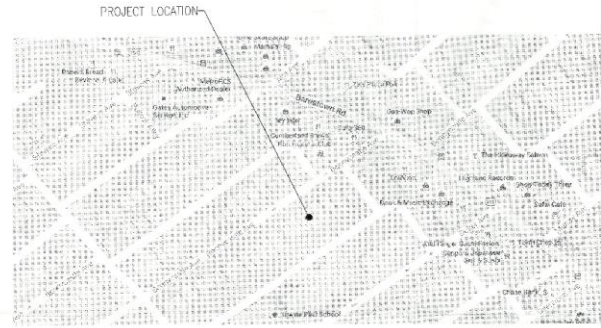


Rear/Alley

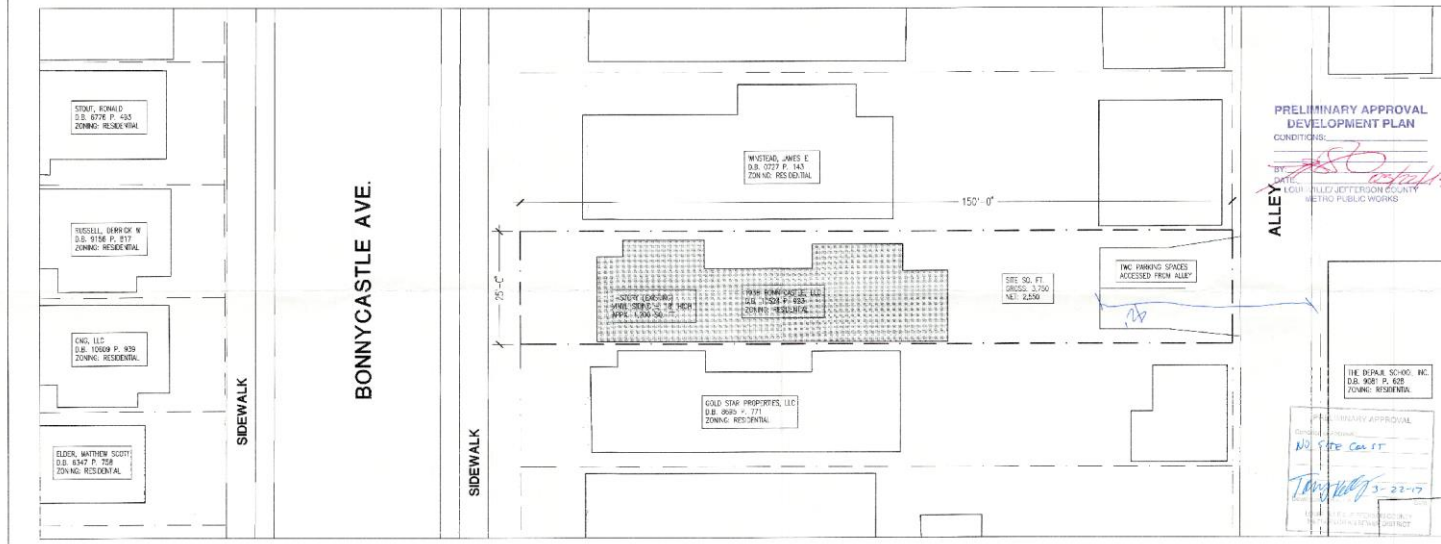


Site Plan

GENERAL INFORMATION	LEGEND
<p>SITE ADDRESS: 1938 BONNYCASTLE AVE. LOUISVILLE, KY 40205</p> <p>OWNER: PPA DEVELOPMENT, LLC 415 BRECKENRIDGE LAKE LOUISVILLE, KY 40227</p> <p>1938 BONUS AND LOT NUMBER: 1938-018</p> <p>ZONING: RESIDENTIAL</p> <p>DISTRICT: URBAN RESIDENTIAL</p>	<p>PROPERTY LINE</p> <p>BUILDING FOOTPRINT FOR PROJECT</p> <p>ADJACENT BUILDINGS AND STREETS</p>



VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE: 1" = 10'

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: *[Signature]*
DATE: *[Date]*

FOR: 1938 BONNYCASTLE AVE, LOUISVILLE, KY 40205
METRO PUBLIC WORKS

THE DEERLE SCHOOL, INC.
228 W. 4th St.
ZONING: RESIDENTIAL

PRELIMINARY APPROVAL
DATE: *[Date]*
NO SITE CALL

[Signature] 3-22-17

PPA
PROJECT PASS/FUME 100% 10/15/15
1938 Bonnycastle Ave. Louisville, KY 40205

**1938 BONNYCASTLE AVE.
LOUISVILLE, KY 40205**

RECEIVED
METRO PUBLIC WORKS
DESIGN SERVICES

PROJECT NUMBER: 041-106
DATE: August 5th, 2016
DRAWN BY: [Name]
CHECKED BY: [Name]

SITE PLAN
A-100

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 in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow short term rental in an R-5 zoning district that is not the primary residence of the host.