

17CUP1062

2021 Bonnycastle Avenue



Louisville Board of Zoning Adjustment Public Hearing

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October 2, 2017

Request

- Conditional Use Permit to allow short term rental of two dwelling units in an R-5A zoning district

Case Summary/Background

- As the applicant does not live on site, short-term rental would be the sole use of the property and a Conditional Use Permit is required
- Site is located on the north side of Bonnycastle Avenue between Bardstown Road and Parsons Place
- First floor unit has two bedrooms and can host up to eight guests; second floor unit has three bedrooms and can host up to 10 guests
- Surrounded by single and multi family residential uses
- LDC credits site with one on-street parking space; three additional spaces available in parking pad off rear alley
- Neighborhood meeting was held on July 13, 2017

Zoning / Form District

Subject property zoning

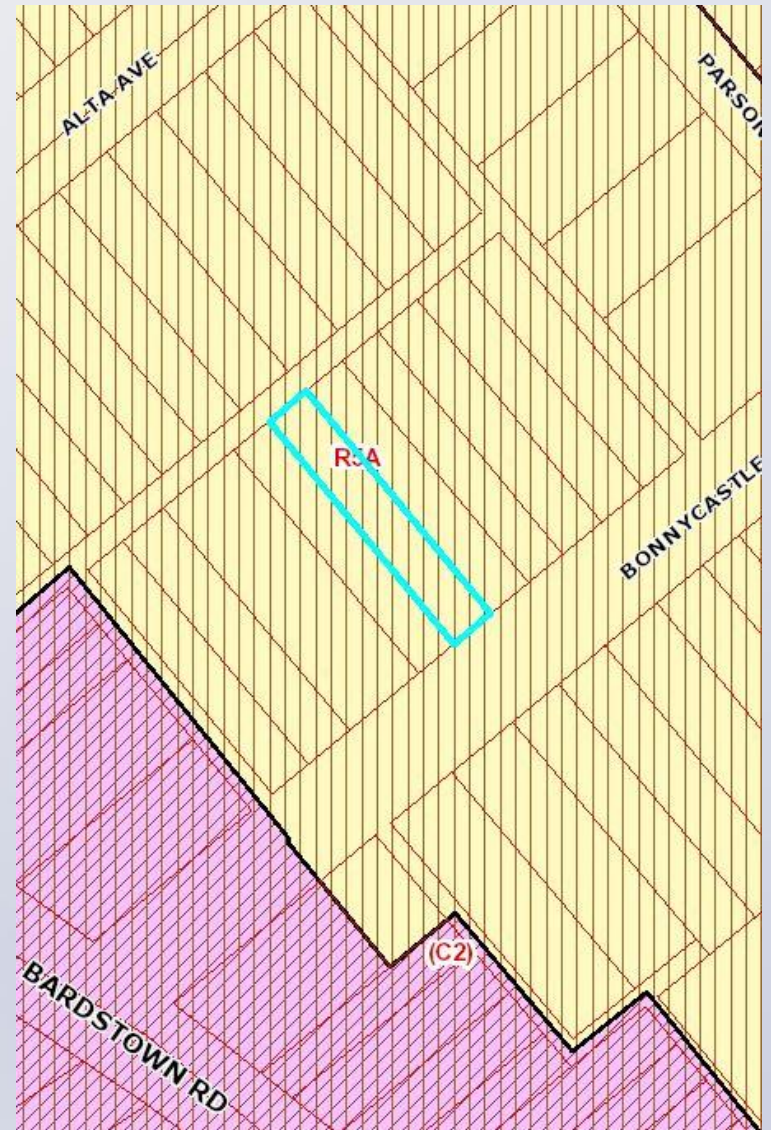
- R-5A Multi-Family Residential

Surrounding properties zoning

- R-5A Multi-Family Residential

All properties form district

- Traditional Neighborhood



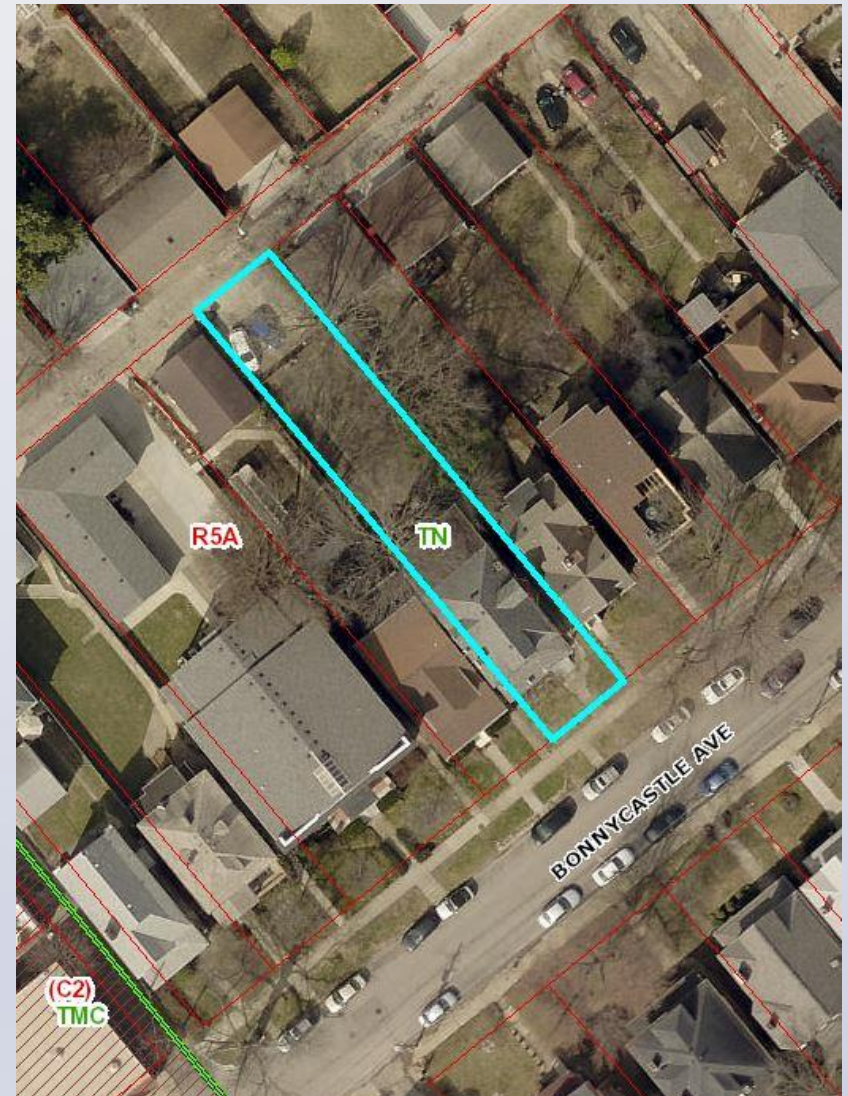
Land Use

Subject Property

- Existing: Residential Duplex
- Proposed: Residential duplex with short-term rental

Surrounding Properties

- North: Single-Family Residential
- South: Single-Family Residential
- East: Multi-Family Residential
- West: Multi-Family Residential



Site Photos



Subject Property

Site Photos



Site Photos



Adjacent to West

Site Photos



Across to West

Site Photos



Rear Yard to Alley

Site Photos



Parking Off Alley

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
- Conditions of Approval
 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.