

# 17CUP1113 1267 Willow Avenue



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

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# Request

- Conditional Use Permit to allow short term rental of dwelling units that are not the primary residence of the owner in a R-5B zoning district.

# Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with two building, a single- family dwelling and carriage house. The applicant owns the property, but does not reside in the dwelling units. The applicant intends to rent the dwelling units for tenancies of less than 30 days and also do long term rental. The carriage house currently has a long term renter until July 2018.



# Zoning / Form District

## Subject property zoning

- R-5B

## Surrounding properties zoning

- North: R-5
- South: R-5B
- East: R-5B
- West: R-5B



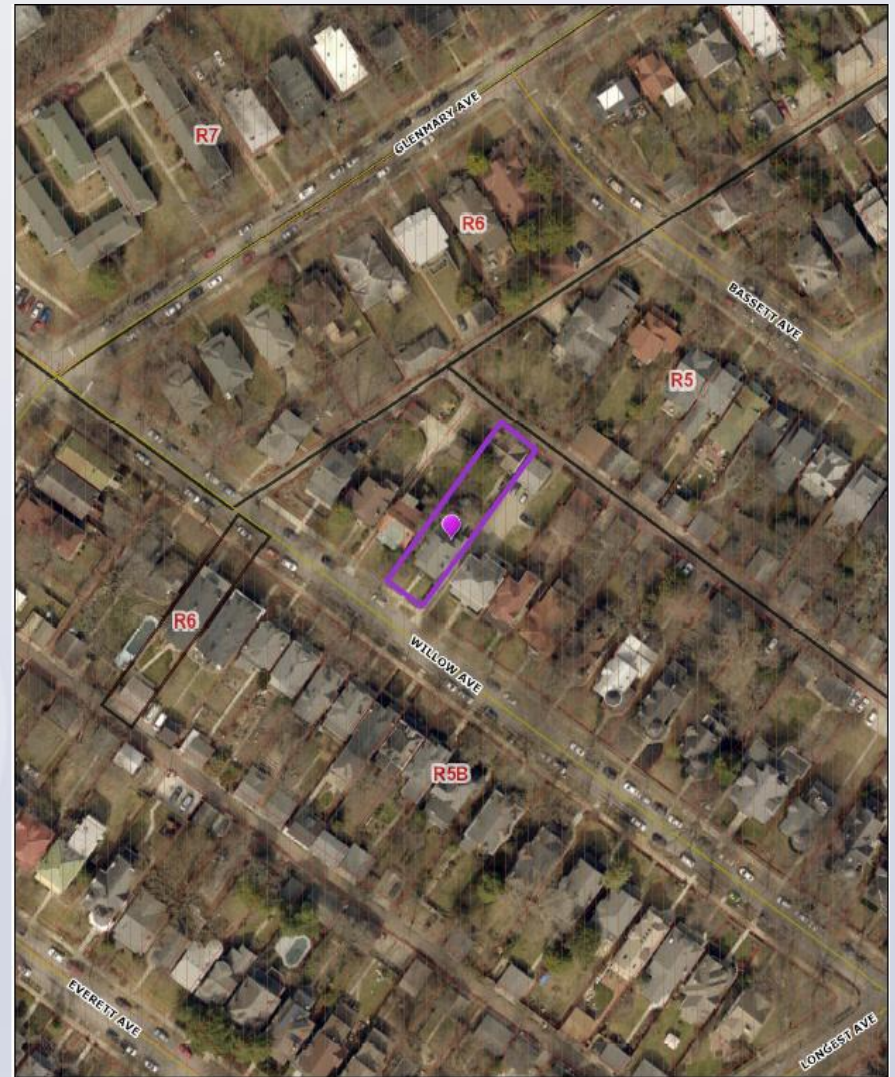
# Land Use

## Subject Property

- Existing: Residential Single-Family
- Proposed: Single-Family residence with CUP for short-term rental

## Surrounding Properties

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





# Front/Across the Street





# Front/Rear





# Rear





# 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-5B zoning district.