

19-CUP-0162
513 Belgravia Court



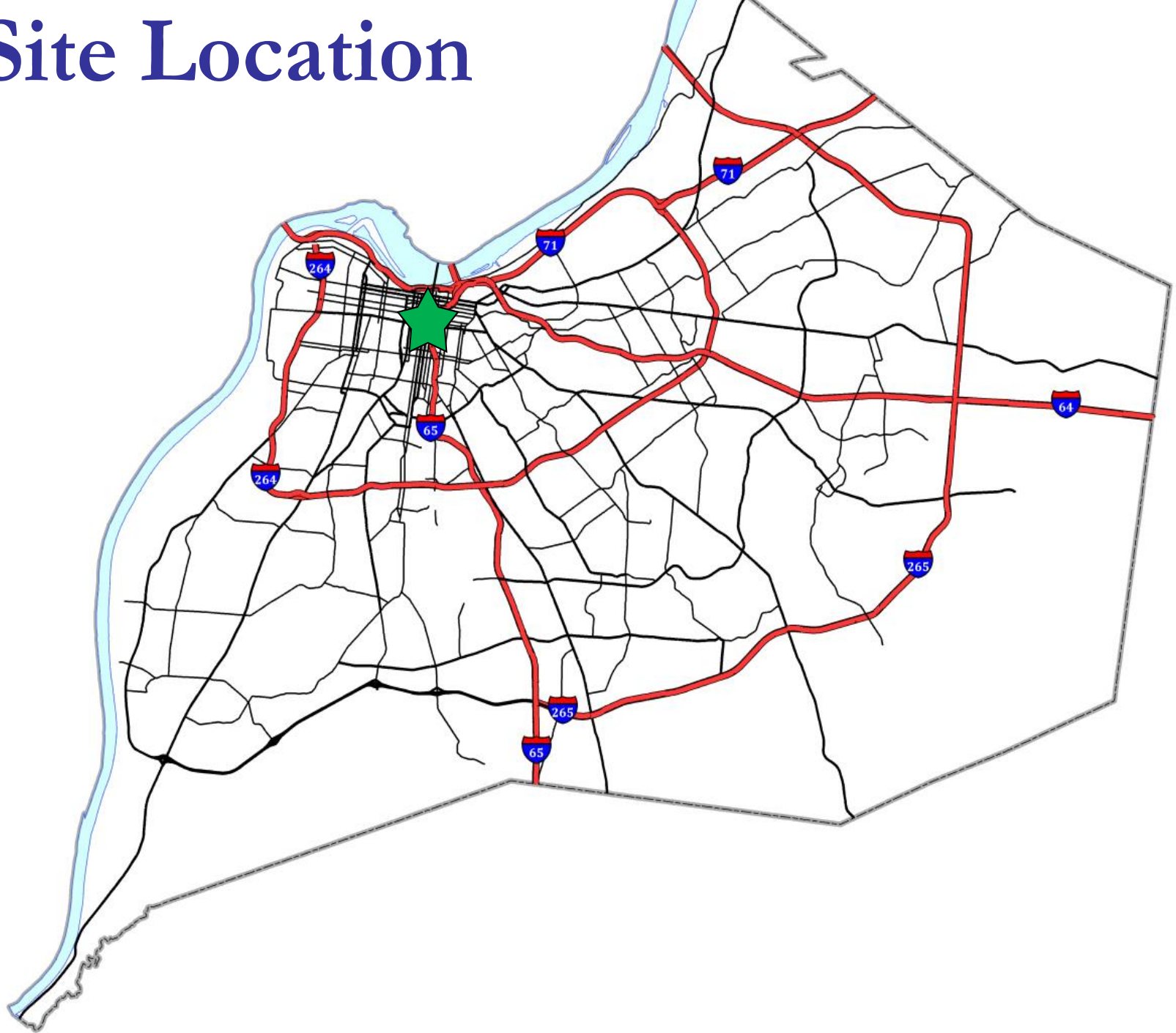
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
December 2, 2019

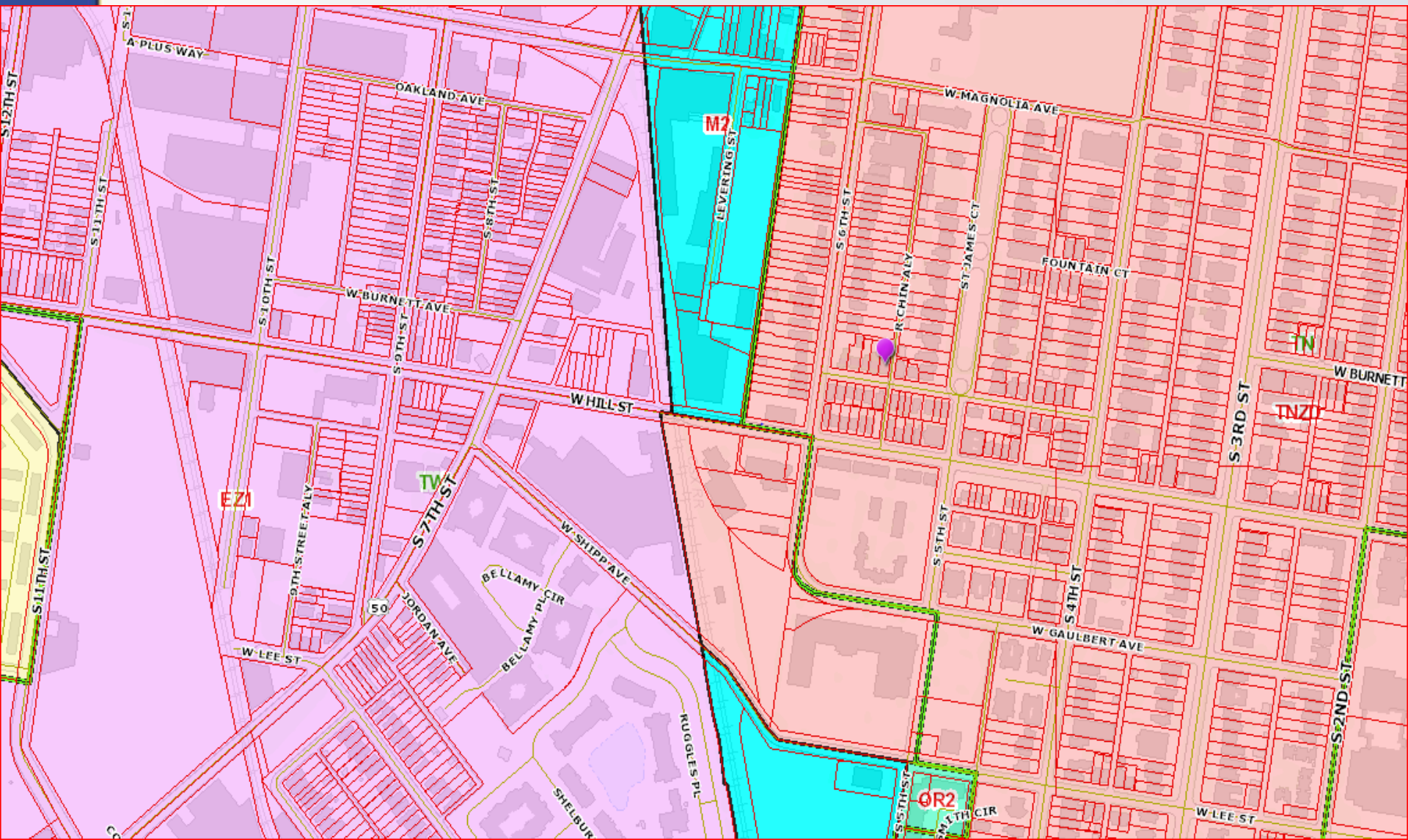
Request

Conditional Use Permit to allow a short term rental of a single family dwelling that is not the primary residence of the owner. (LDC 4.2.63)

Site Location



Zoning Map



Aerial Map



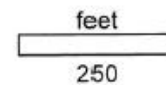
Map Created: 11/20/2019



Legend

-  Buffer
-  Subject Site
-  Approved
-  Pending

Proximity Map 19-CUP-0162



This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



11/22/2019 13:34

Houses across alley to the east



Houses to the west



On site Parking



Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.09 acres

3,047 square feet

4 Bedrooms--- 10 guests allowed, applicant limiting to 8 guests

Parking: 3 parking spaces on site

Limiting rentals to such times as Derby and Breeders Cup

Neighborhood Meeting on July 23, 2019, with 2 invitees in attendance, both in support.

The owners have agreed to the condition of maintaining primary residency at 513 Belgravia Court.

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 Land Development Code for the requested Conditional Use Permit with the condition of approval of maintaining primary residency at 513 Belgravia Court.

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of a single family dwelling that is not the primary residence of the owners. (LDC 4.2.63) with added condition of approval.
- Added Condition of Approval:
- The owners of record for the short term rental shall maintain their primary residence in the dwelling unit on the subject property. In the event that the owners establish primary residence on another property, they must immediately cease conducting short term rentals on the subject property. A new conditional use permit shall be required to allow short term rentals on the property that is not primary residence of the owners.
- The number of guests shall be limited to eight.