

17CUP1036

1924 Stevens Avenue



Louisville Board of Zoning Adjustment Public Hearing

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September 11, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5 Residential Single-Family zoning district

Case Summary/Background

- As the owner lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required
- Located on Stevens Avenue between Bardstown Road and Fernwood Avenue
- Developed with a two-bedroom single-family residence
- At the edge of the Traditional Neighborhood Marketplace Corridor adjoined by single-family residences and commercial uses
- One on-street parking space; to additional off-street spaces accessed via rear alley
- No comments have been received; neighborhood meeting was held on June 30, 2017

Zoning / Form District

Subject property

- R-5 Single-Family Residential/TN

Surrounding properties

- North: C-2 Commercial/TNMC
- South: R-5 Single Family Residential/TN
- East: C-2 Commercial/TNMC
- West: R-5 Single Family Residential/TN



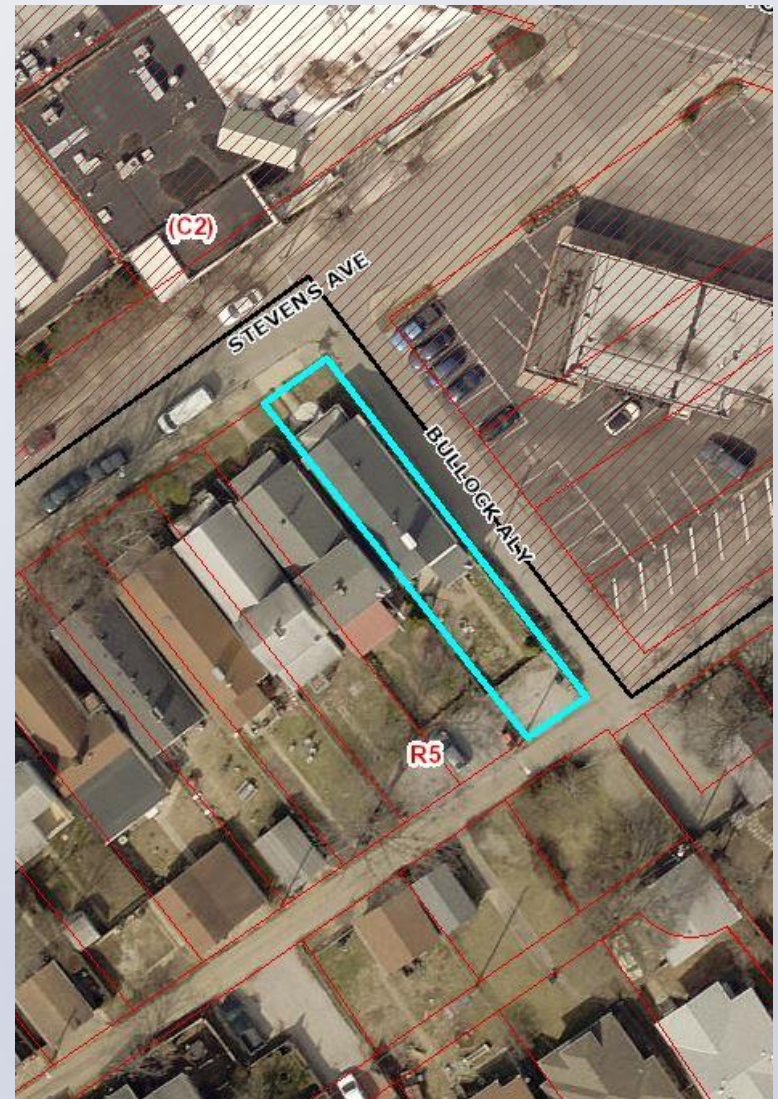
Land Use

Subject Property

- **Existing:** Single-family residential
- **Proposed:** Single-family residential with short-term rental

Surrounding Properties

- **North:** Restaurant
- **South:** Single-Family Residential
- **East:** Auto repair shop
- **West:** Single-Family Residential



Site Photos



Site Photos



Site Photos



Adjacent to West

Site Photos



Adjacent to North

Site Photos



Rear Alley Parking

Conclusions

- The applicant has provided the required documentation, has held a neighborhood meeting and has been informed of the standards and regulations specific to use of the dwelling unit for short term rentals
- 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-5 Residential Single-Family zoning district