

18CUP1057

1303 Goddard Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

June 18, 2018

Request

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a Conditional Use Permit is required
- Located on the south side of Goddard Avenue with additional street frontage on Barrett Avenue
- Adjoined by single-family residential uses to the north and east and multi-family uses to the west and south
- According to the applicant, the residence has one bedroom; up to six guests are permitted
- Property frontage on Goddard has four on-street parking spaces; parking is not permitted on Barrett; one on-site space is available in a garage accessed via Barrett
- Neighborhood meeting held May 10, 2018

Zoning / Form District

Subject Site

Existing: R5-B/

Traditional Neighborhood

Proposed: R5-B/

Traditional Neighborhood w/short-term rental CUP

Surrounding Sites

North: R-1/Traditional Neighborhood

South: R-5-B/Traditional Neighborhood

East: R-5/Traditional Neighborhood

North: R-7/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential

Proposed: Single-Family Residential w/ CUP for short-term rental

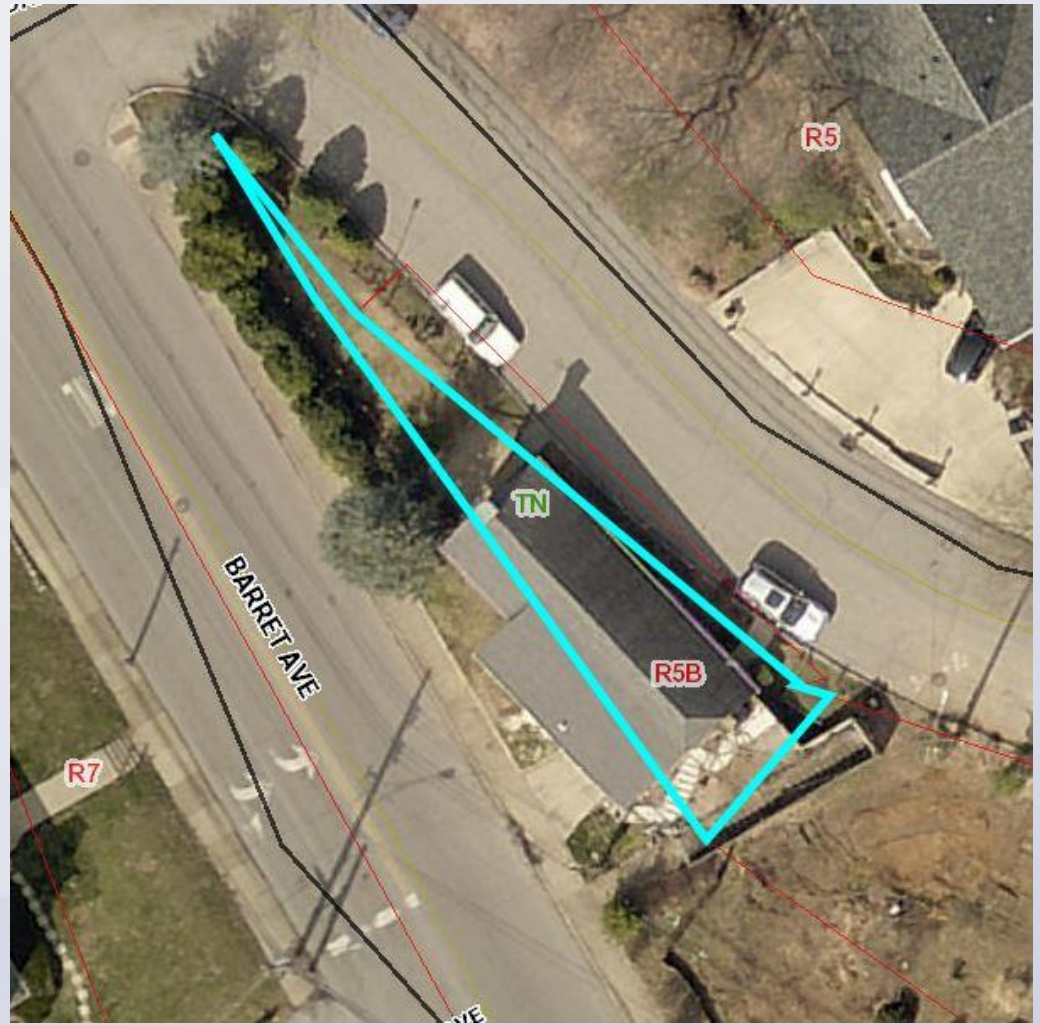
Surrounding Properties

North: Park/Open Space

South: Single-Family Residential

East: Single-Family Residential

West: Multi-Family Residential



Site Location



Site Photo



Site Photo



Adjacent to South

Site Photo



Site Photo



Across Barrett Avenue

Site Photo



Conclusions

- The proposal meets the standard of review for the requested CUP
- 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 not the primary residence of the host (LDC 4.2.63)
- 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.