

17CUP1016

1510 Highland Avenue



Louisville Board of Zoning Adjustment Public Hearing

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Request

- Conditional Use Permit to allow short term rental in an R-5B Zoning District that is not the primary residence of the host.

Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with two buildings, a two- family dwelling and detached garage. The applicant owns the property, but does not reside in the dwelling units. The applicant intends to rent the dwelling unit to parties for tenancies of less than 30 days
- The site is located on the south side of Highland Avenue between Rubel Avenue and Baxter Avenue, and an alley to the south. According to the applicant, the structure has two dwelling units with two bedrooms each; LDC regulations permit 8 guests for each unit.

Zoning/Form Districts

Subject:

Existing: R-5B/TN

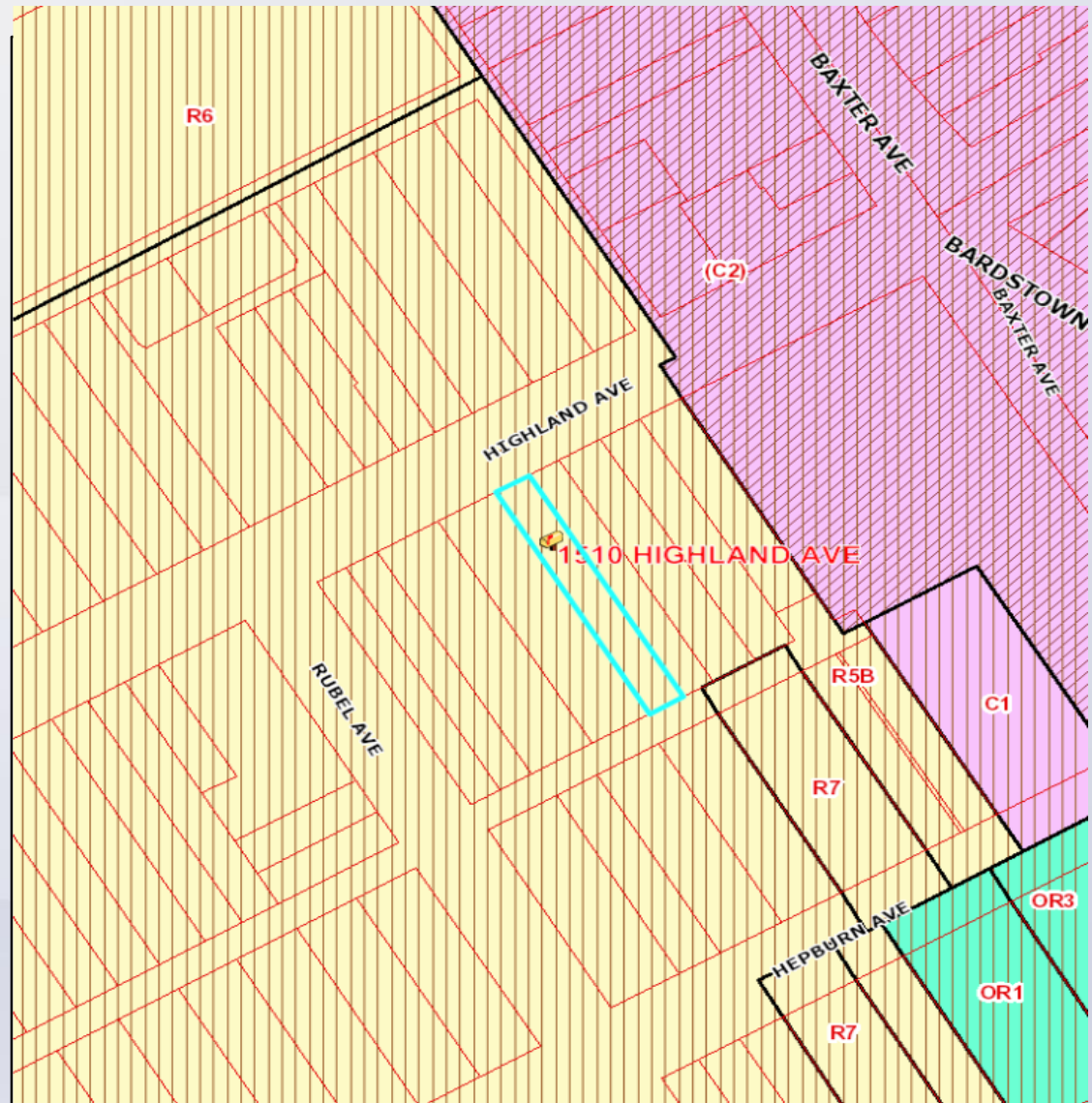
Proposed: R-5B/TN

North: R-5B/TN

South: R-5B, R-7/TN

East: R-5B/TN

West: R-5B/TN



Aerial Photo/Land Use

Subject:

Existing: Residential

Proposed: Residential

North: Residential

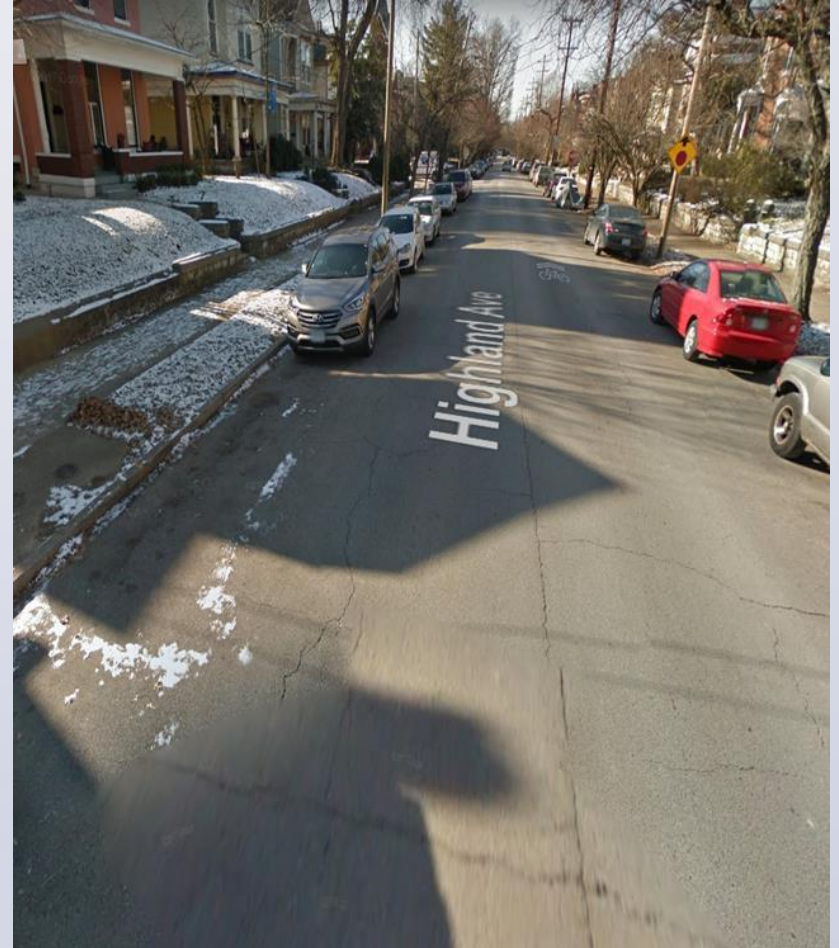
South: Residential

East: Residential

West: Residential



CUP Area



Alley



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 units for short term rentals.
- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

- Approve or Deny
- Conditional Use Permit to allow short term rental in an R-5B Zoning District that is not the primary residence of the host.