

**18CUP1214**

**109 North Bellaire Avenue**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

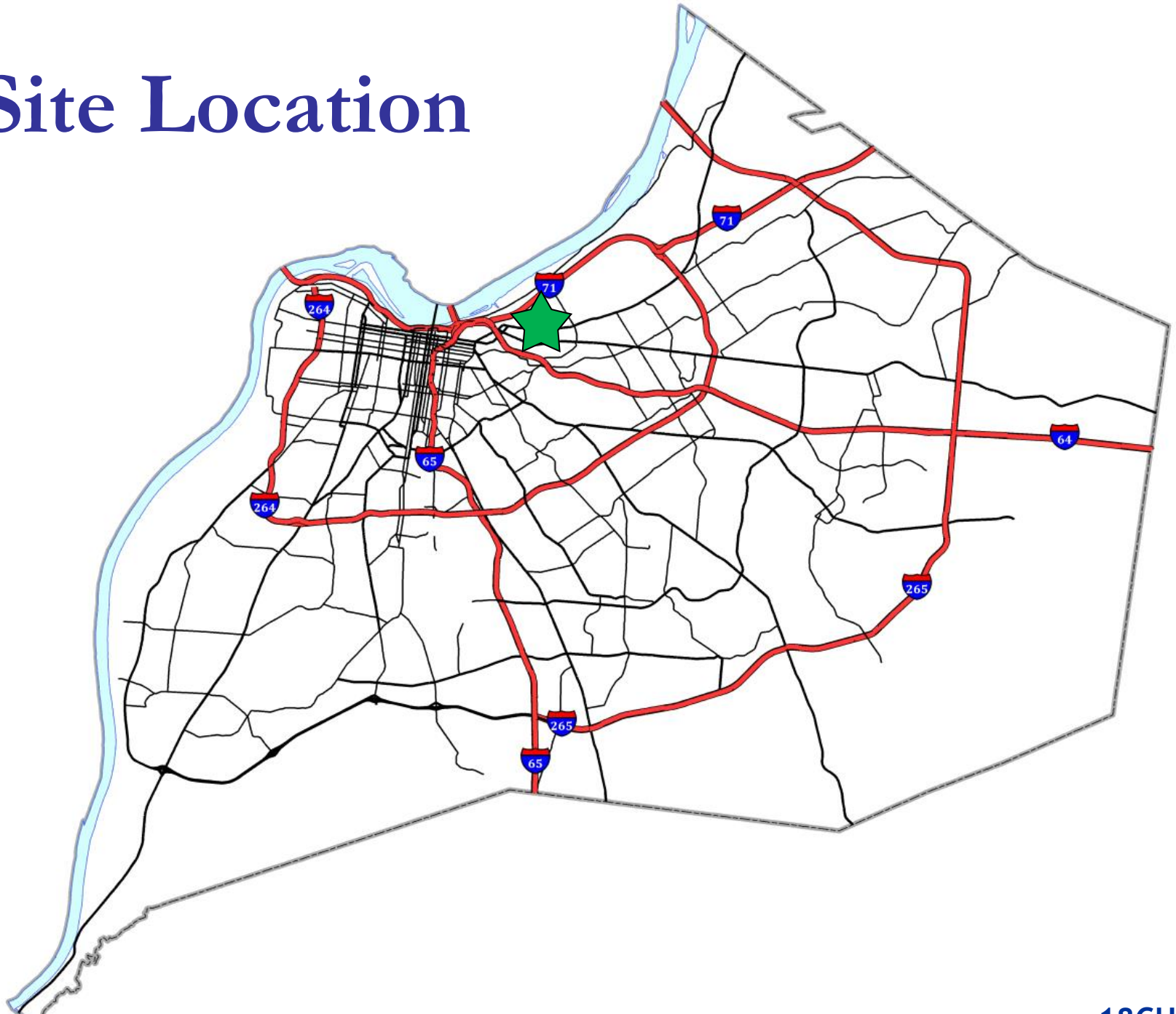
**Steve Hendrix, Planning Coordinator**

**May 6, 2019**

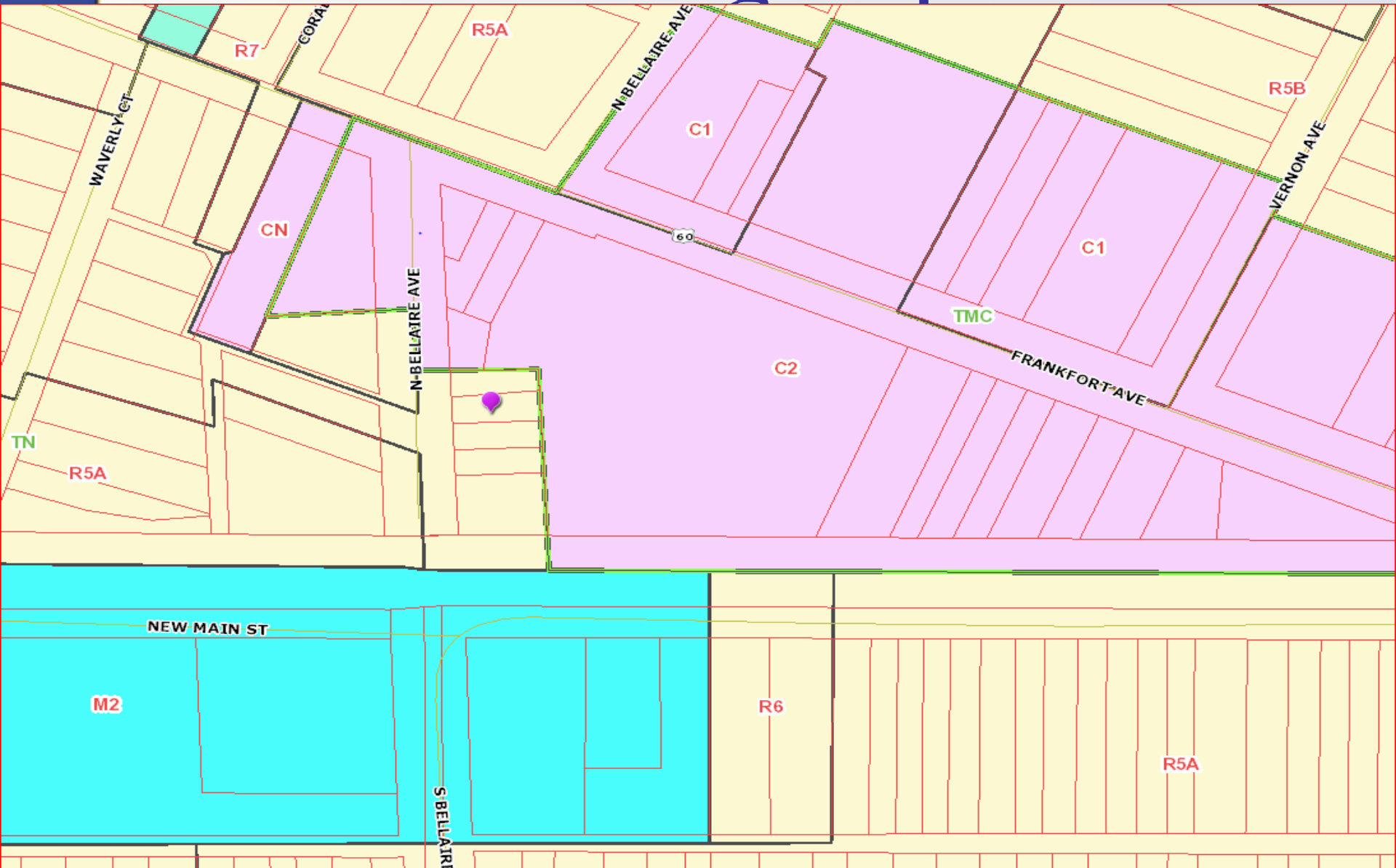
# Request

**Conditional Use Permit to allow a short term rental of a duplex that is not the primary residence of the host. (LDC 4.2.63)**

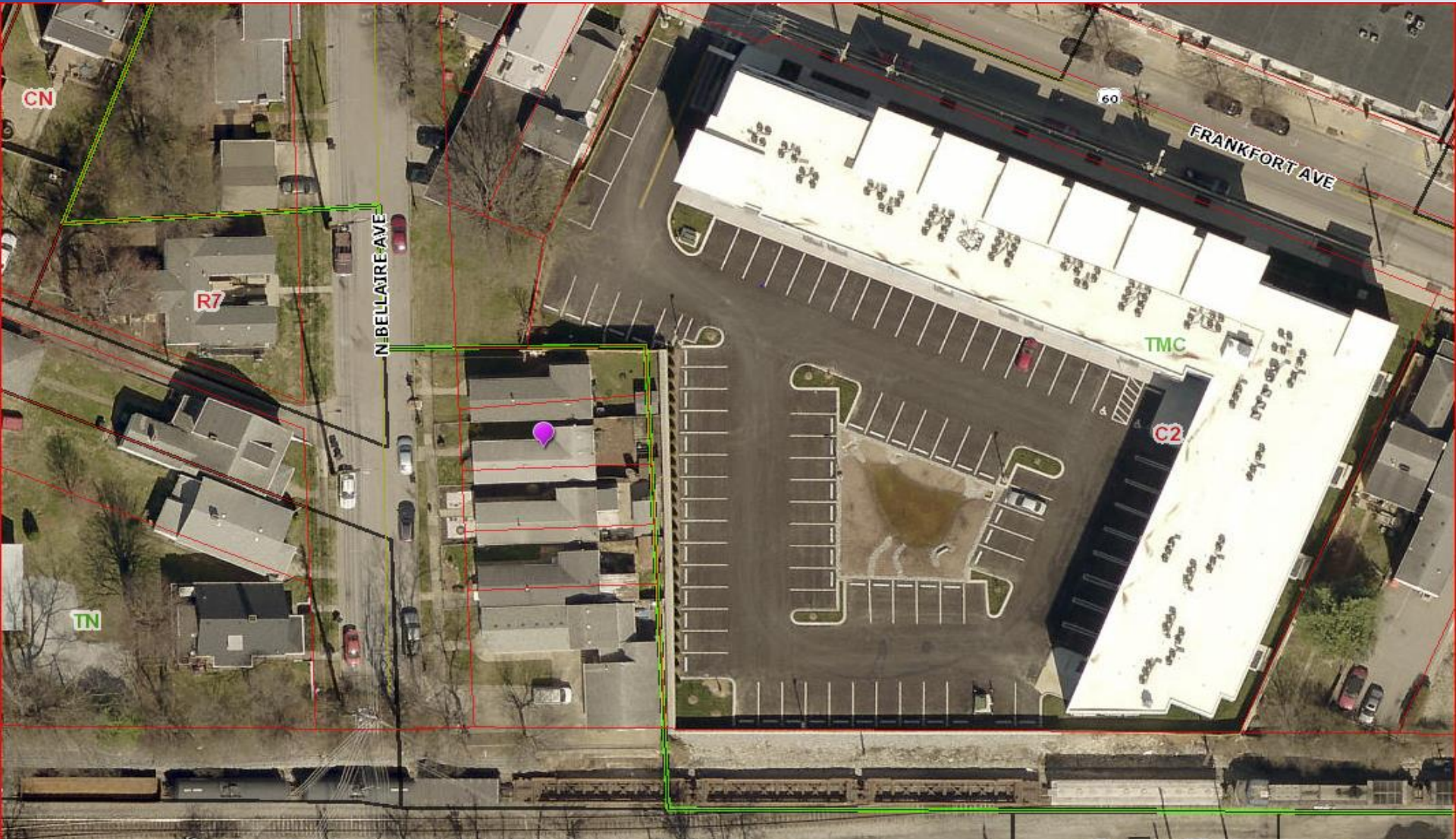
# Site Location



# Zoning Map



# Aerial Map



# Case Summary / Background

Zoned R-6

Traditional Neighborhood Form District

Clifton neighborhood

One bedroom which would allow for 6 guests.

One parking credit in front of the house on North Bellaire Avenue

Residential uses are adjacent.

Parties will not be allowed.

Neighborhood Meeting on February 20, 2019, and no one attended.

# Subject Site



04/25/2019 08:03

# House to the south





# Houses across the street



# Conclusions

- The proposal appears to meet the standard of review for the requested Conditional Use Permit. (Bedrooms/Guests)
- 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.
- The Board may add additional Conditions of Approval.

# 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 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.