

18CUP1159

4406 Brownhurst Way



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

Jon E. Crumbie, Planning & Design Coordinator

February 18, 2019

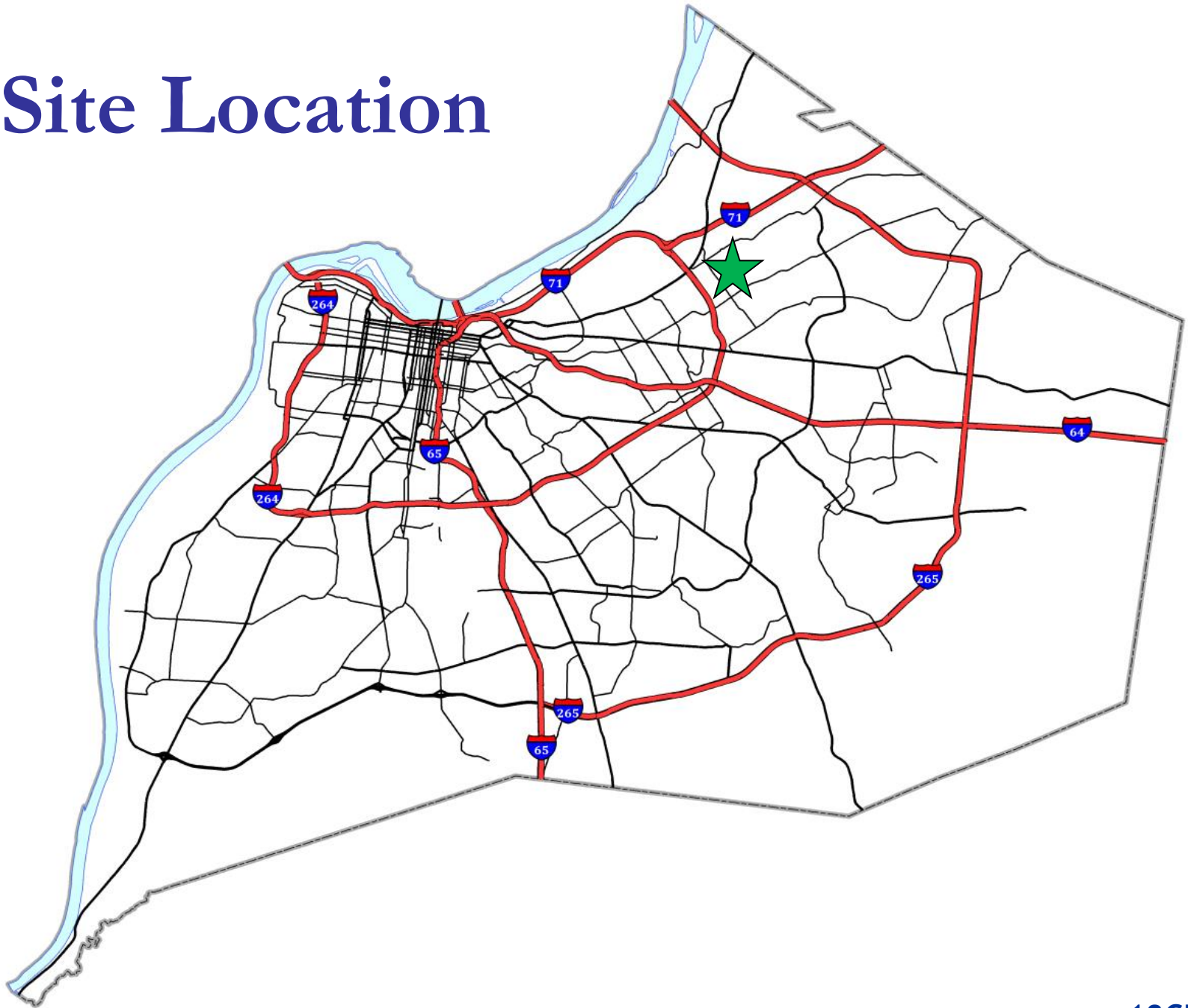
Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in R-5 zoning district and Neighborhood Form District.

Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with a one structure that is a single family residence. The applicant states that there are three bedrooms in the residence that will allow a maximum number of ten guests. The applicant will be asking for a maximum number of six guests. Parking will be provided on the driveway and garage.

Site Location



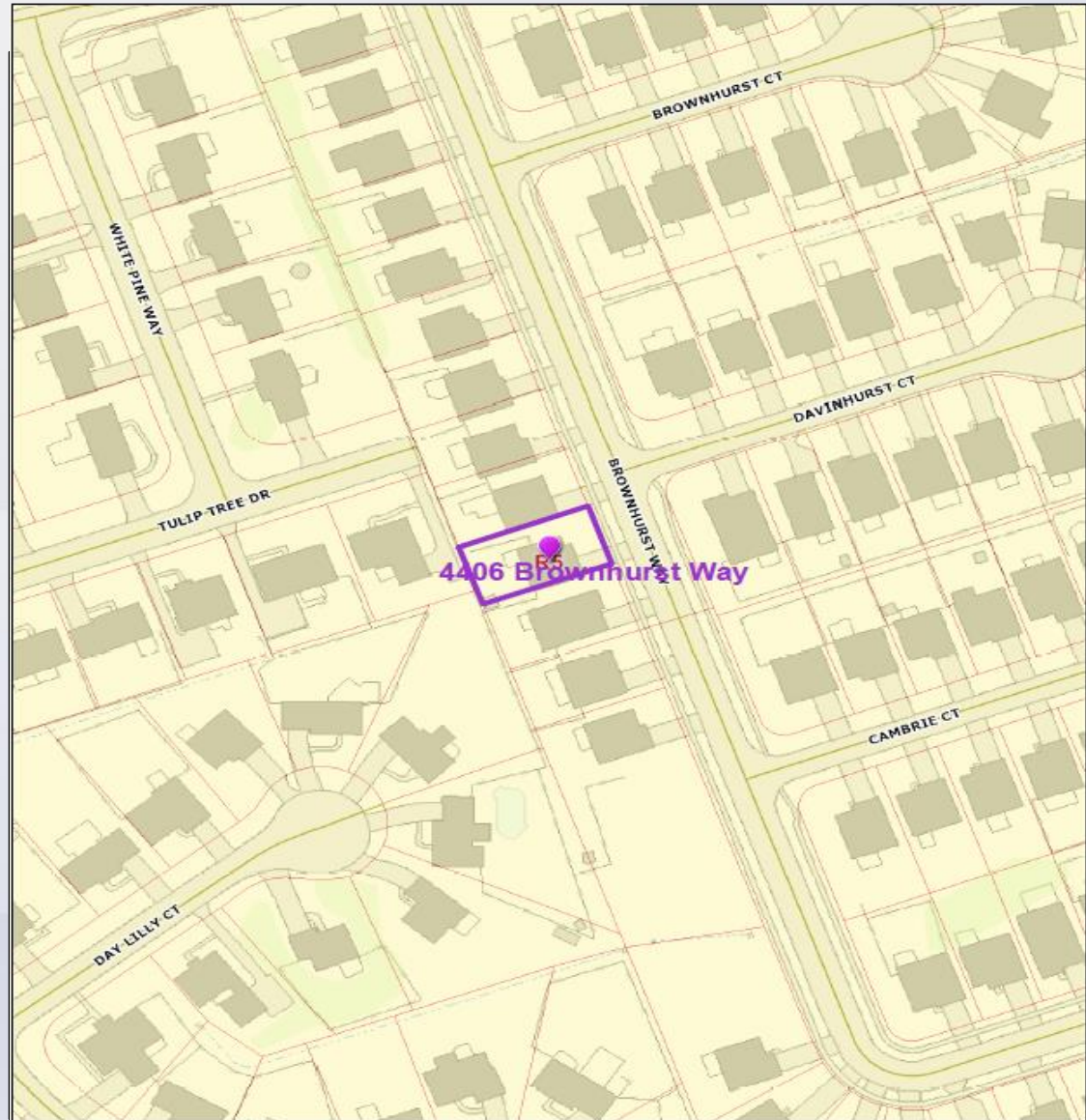
Zoning/Form Districts

Subject:

- Existing: R-5/N
- Proposed: R-5/N

Surrounding:

- North: R-5/N
- South: R-5N
- East: R-5/N
- West: R-5/N



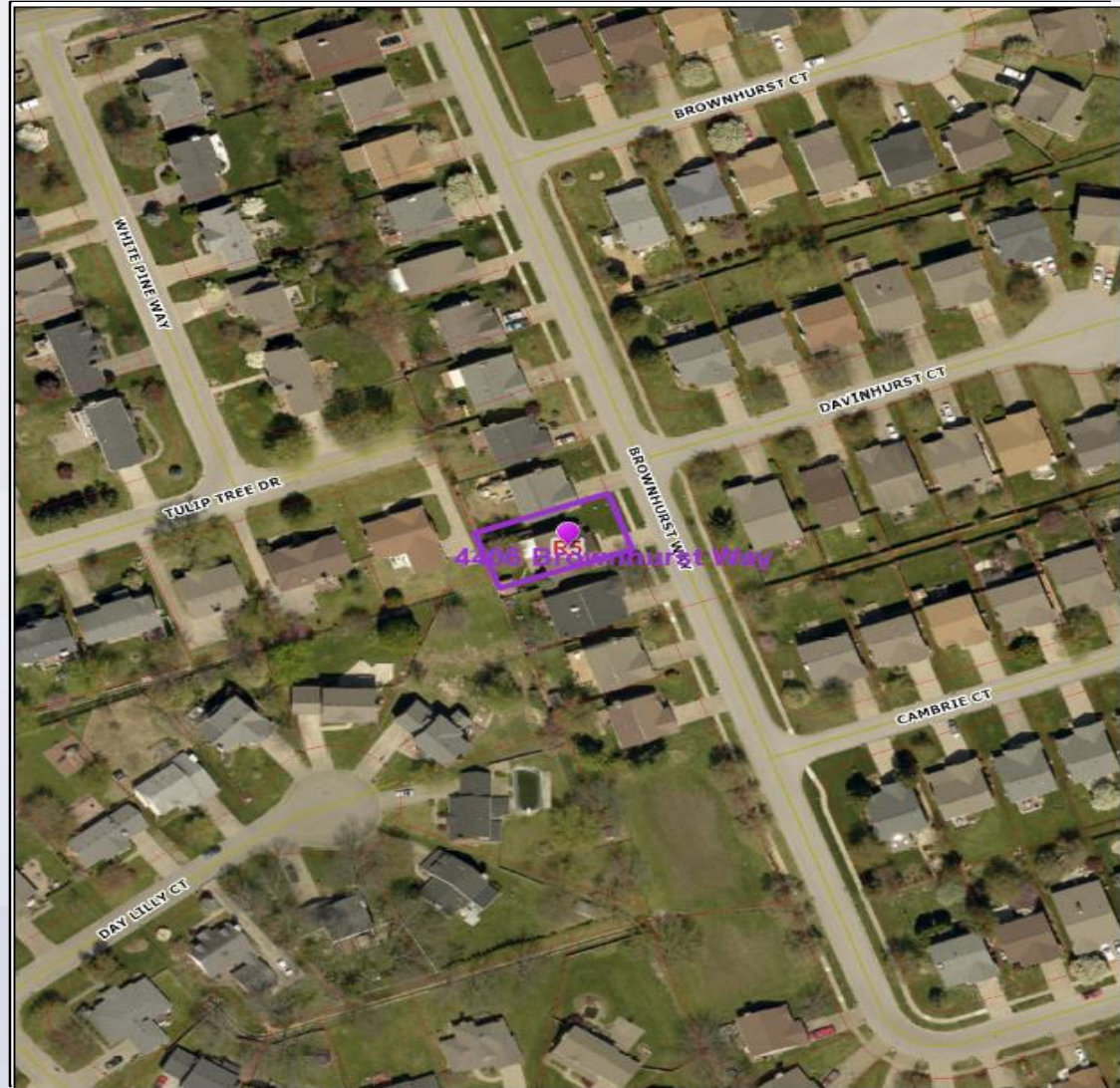
Aerial Photo/Land Use

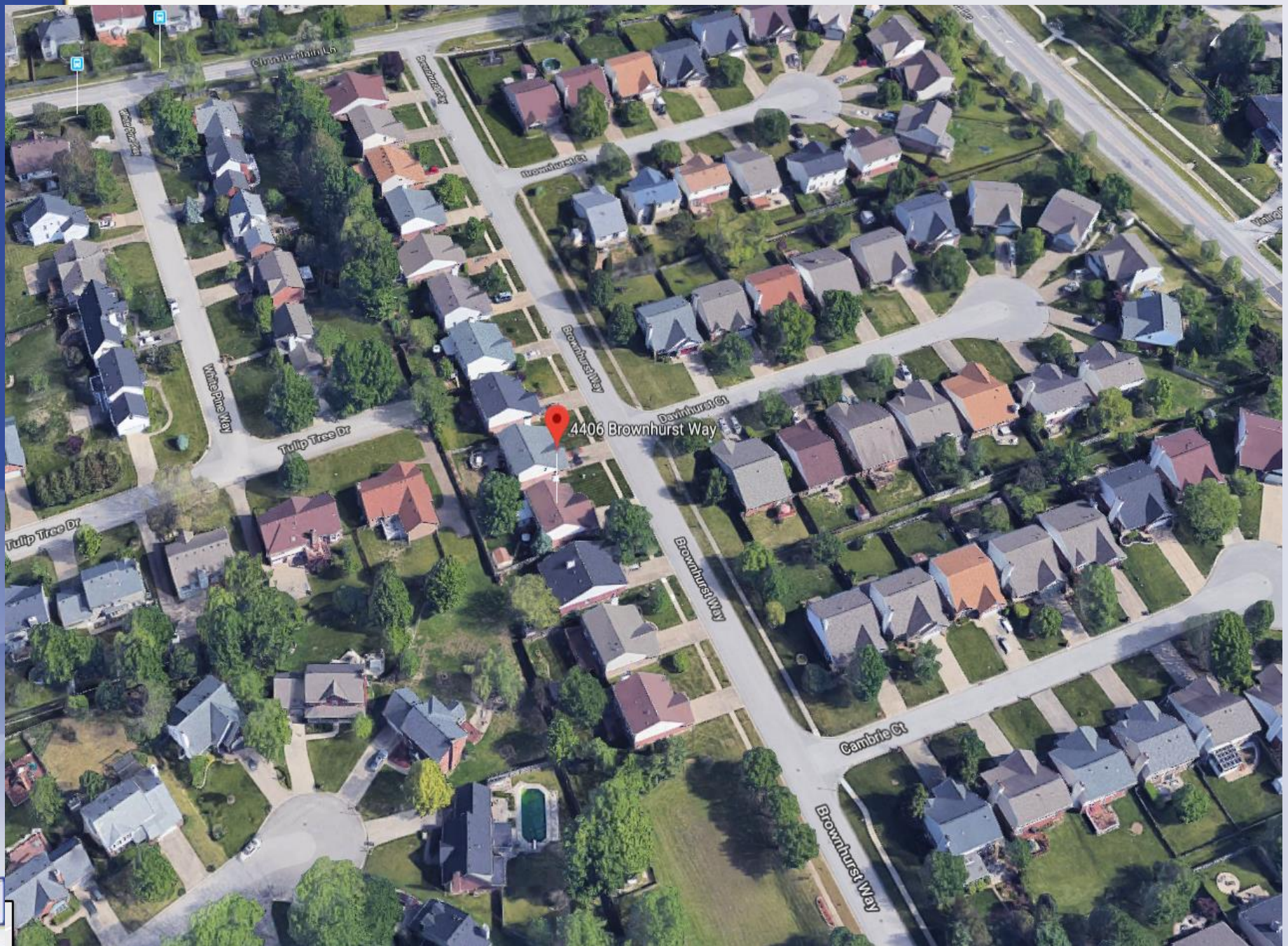
Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential





Front of Property



4406

PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT
4406
BROWNHURST WAY
CASE #18CUP1159
DATE: FEBRUARY 18, 2019
MONDAY 1:00 PM
514 WEST LIBERTY STREET
OLD JAIL BUILDING
574-6230

02/01/2019 11:11

18CUP1159

Property to The Left



02/01/2019 11:09

18CUP1159

Property to the Right



02/01/2019 11:09

18CUP1159

Across the Street



02/01/2019 11:10

18CUP1159

Staff Findings

- 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.

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.
- 3. The maximum number of guests permitted in the short term rental shall be the lesser of six (6) or that permitted by the Louisville Metro Code of Ordinances.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow short term rental of dwelling units that is not the primary residence of the owner in an R-5 zoning district and Neighborhood Form District.