

**18CUP1041**  
**1301 Highland Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**August 6, 2018**

# Request

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

# Case Summary/Background

- As neither of the dwelling units is the primary residence of the host, a CUP is required
- Located on north side of Highland Avenue between Barrett Avenue and Edward Street
- Adjoined by single-family, multi-family and commercial uses
- Applicant will conduct short-term rental of both units; each is one-bedroom and will permit six guests
- LDC regulations require one parking space for each dwelling unit
  - one on-street space
  - two off-street spaces off alley in rear
    - surfacing of off-street parking area does not meet LDC standards
- Neighborhood meeting held June 19, 2018

# Zoning / Form District

## Subject Site

**Existing:** R-5B Two-Family Residential

**Proposed:** R-5B Two-Family Residential  
w/short-term rental CUP

## Surrounding Sites

**North:** C-R Commercial Residential

**South/East:** R-5B Two-Family Residential

**West:** R-8A Residential Multi-Family;  
C-2 Commercial

## All Sites

Traditional Neighborhood form district



# Land Use

## Subject Property

Existing: Residential Duplex

Proposed: Residential Duplex w/  
CUP for short-term rental

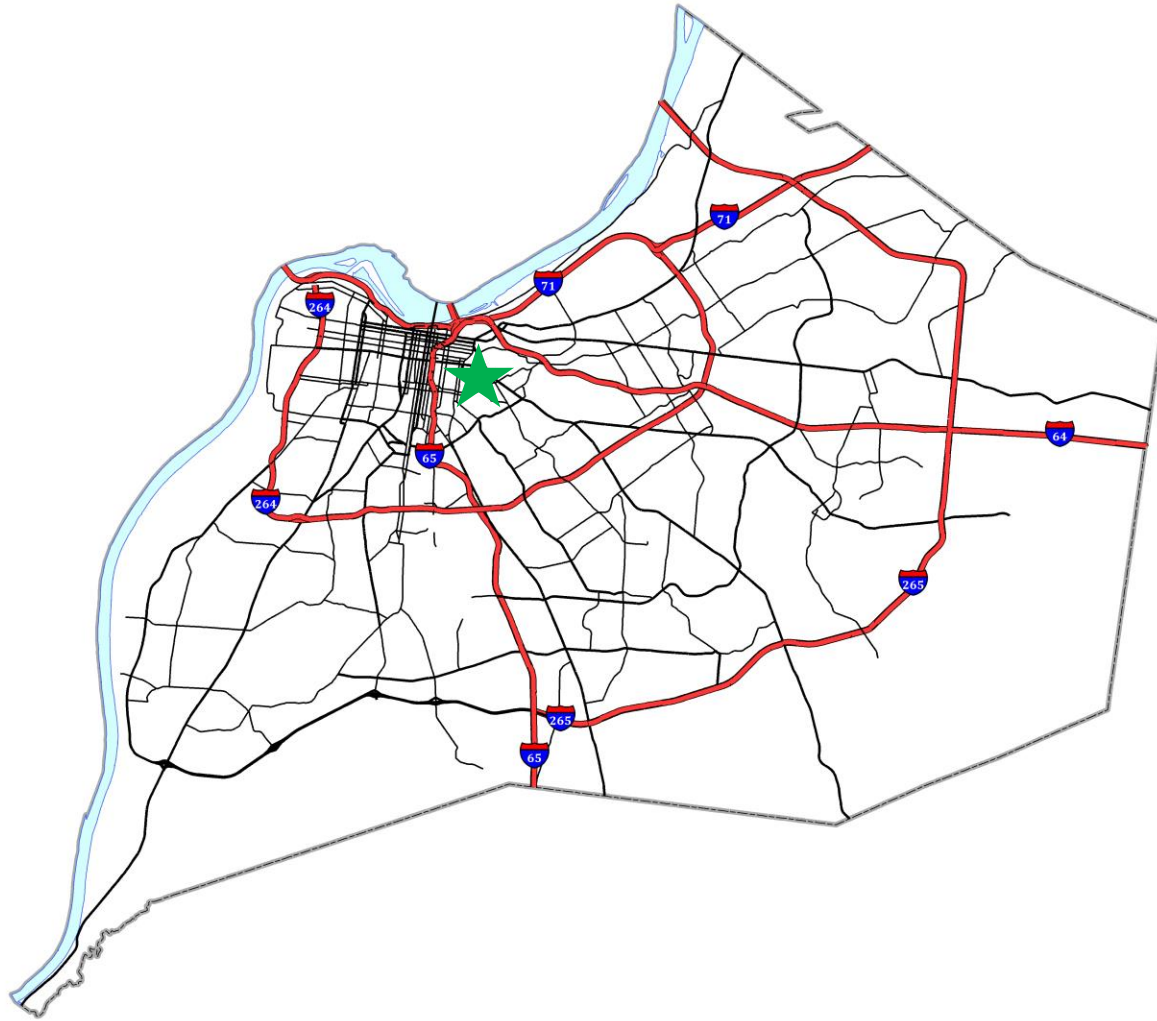
## Surrounding Properties

North/South/East: Single-Family  
Residential

West: Multi-Family Residential,  
Commercial



# Site Location



# Site Photo



Subject Site

# Site Photo





# Site Photo



# Site Photo



# Site Photo



Rear Alley Parking

# Site Photo



Across Rear Alley

# Conclusions

- 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 dwelling units not the primary residence of the host (LDC 4.2.63)

# Required Action

## Approve or Deny

- 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 applicant shall surface the existing rear on-site parking area with a hard and durable surface as required by LDC 9.1.12.A.1. Gravel is acceptable. Applicant shall notify PDS staff upon completion so that on-site inspection can be completed before short-term rentals may proceed on the site.