18CUP1157
110 N. Clifton Avenue

Louisville Board of Zoning Adjustment Public Hearing

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April 15, 2019

Request

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

Case Summary/Background

- Located on west side of N. Clifton Avenue at the intersection of Weikel and Frankfort Avenues
- Duplex residence adjoined by single-family residences and commercial uses
- Two units totaling three bedrooms
  - First floor unit: 1 BR; up to six guests; limited by applicant to four
  - Second floor unit: 2 BRs; up to 8 guests
- Parking for four vehicles off-street and one vehicle on-street
- Neighborhood meeting held on February 9, 2019

Zoning / Form District

Subject Site

Existing: R-7 Multi-Family Residential

Proposed: R-7 Multi-Family Residential w/short-term rental CUP

Surrounding Sites

North: R-7 Multi-Family Residential

South/West: C-2 Commercial

East: R-5 Multi-Family Residential

Form District

North/East: Traditional Neighborhood

South/West: Traditional Marketplace Corridor

Louisville METRO

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Land Use

Subject Property

Existing: Multi-Family Residence

Proposed: Multi-Family Residence w/CUP for short-term rental

Surrounding Properties

North: Single-family residential

East: Single-Family Residential

South/West: Commercial

Site Location

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Site Photo

Site Frontage

Site Photo

Adjacent to North

Site Photo

Adjacent to South

Site Photo

Adjacent to East

Site Photo

Rear Parking Area

Site Photo

Rear Parking Area to Street

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

- 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 first-floor short term rental unit shall be the lesser of four or that permitted by the Louisville Metro Code of Ordinances.