

**18CUP1185**  
**4126 Roosevelt Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**March 4, 2019**

**CONTINUED TO APRIL 4, 2019**

# Request

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

# Case Summary/Background

- Located on the west side of Roosevelt Avenue between Morgan Avenue and Springdale Drive
- R-5 single-family residence surrounded by the same
- Two bedrooms can accommodate up to eight guests
- On- and off-street parking available
  - one vehicle on street
  - three vehicles on driveway
- Neighborhood meeting held on February 6, 2019

# Zoning / Form District

## Subject Site

Existing: R-5/Neighborhood

Proposed: R-5/Neighborhood  
w/short-term rental CUP

## All Surrounding Sites

R-5/Neighborhood





# Land Use

## Subject Property

Existing: Single-Family Residence

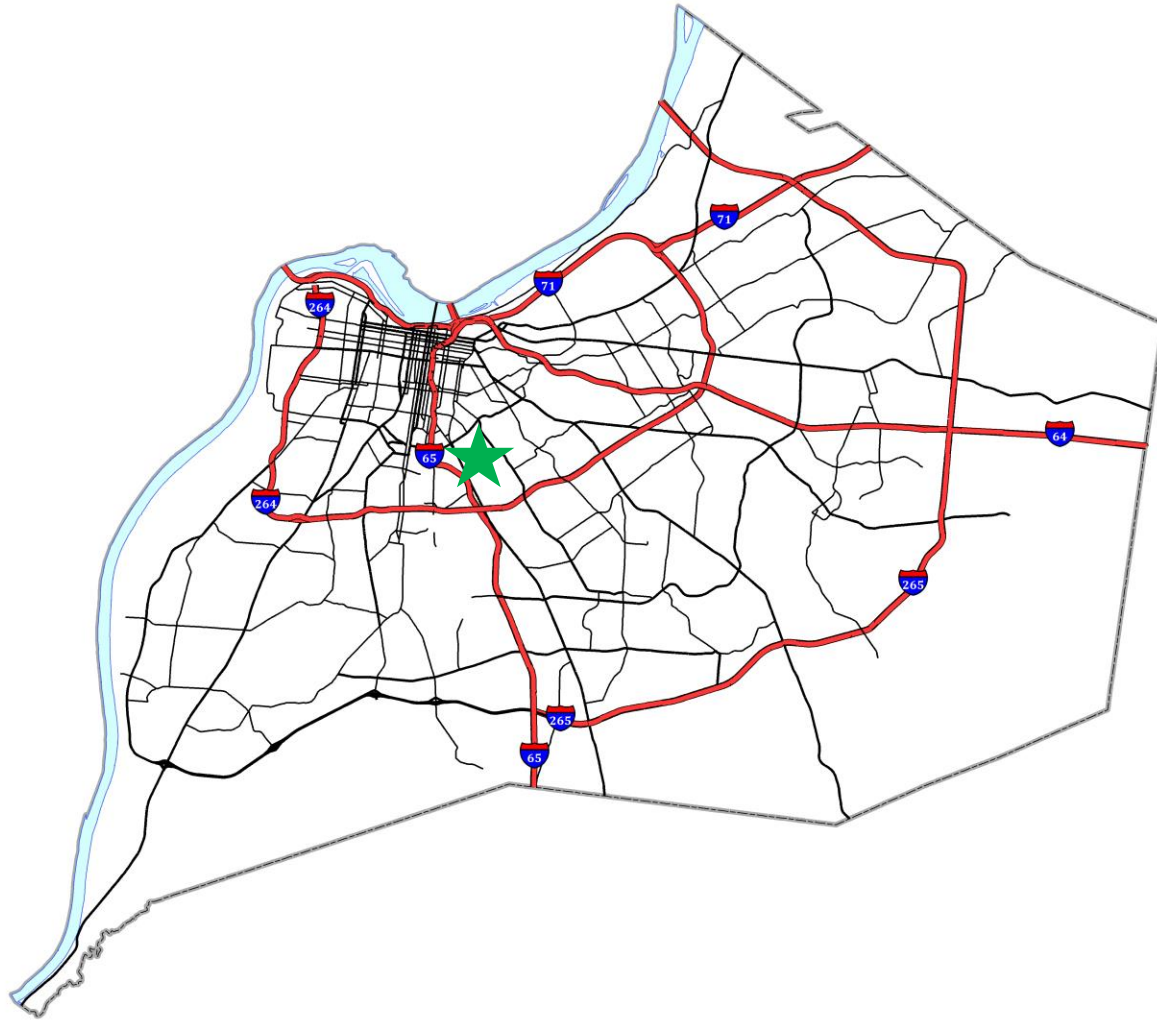
Proposed: Single-Family Residence  
w/ CUP for short-term rental

## All Surrounding Properties

Single-Family Residential



# Site Location



# Site Photo





# Site Photo



02/14/2019



# Site Photo



# Site Photo





# Site Photo



Rear Toward Residence



# 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)
  
- 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.