

18CUP1188
1700 Payne Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

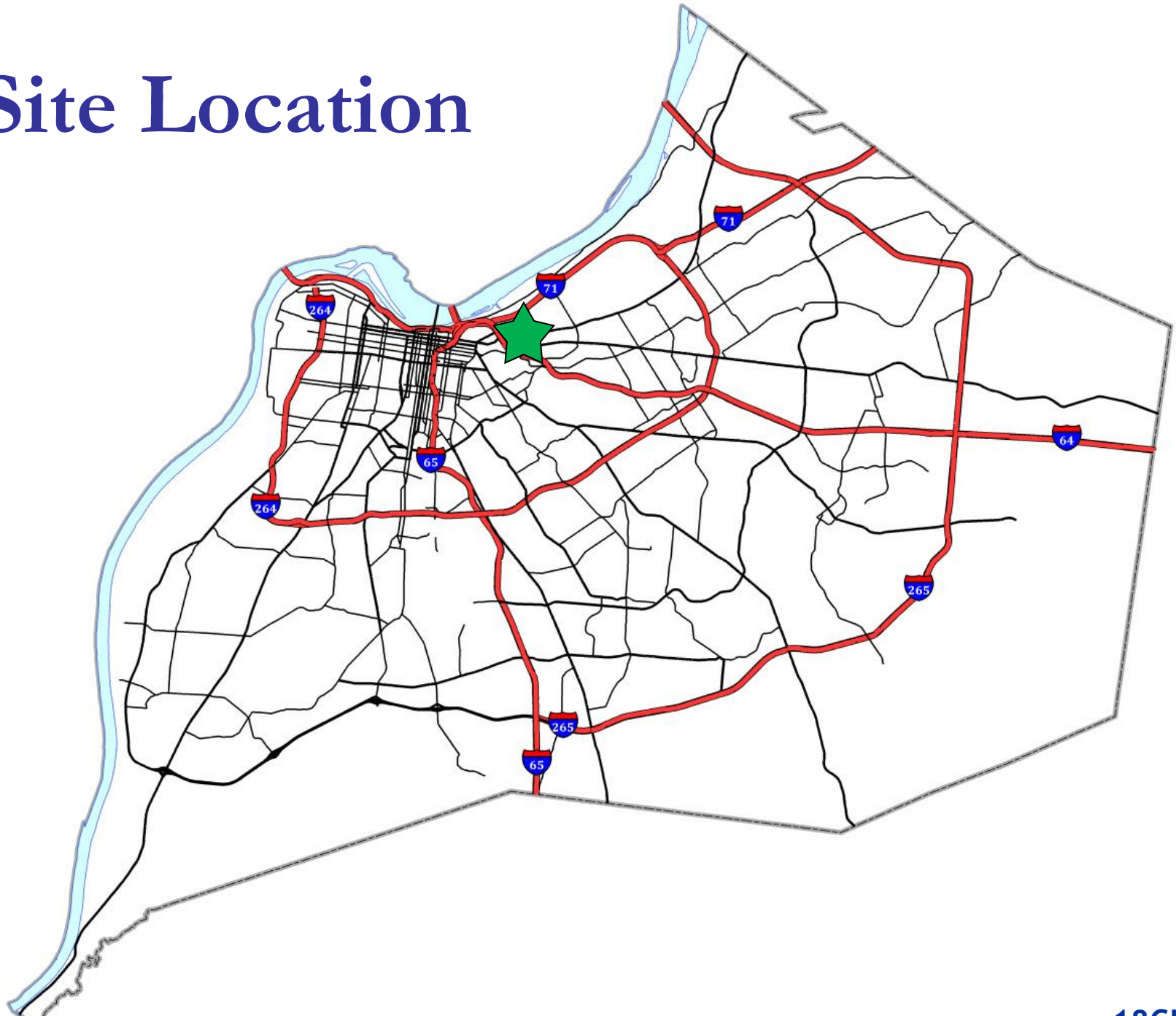
Steve Hendrix, Planning Coordinator

April 1, 2019

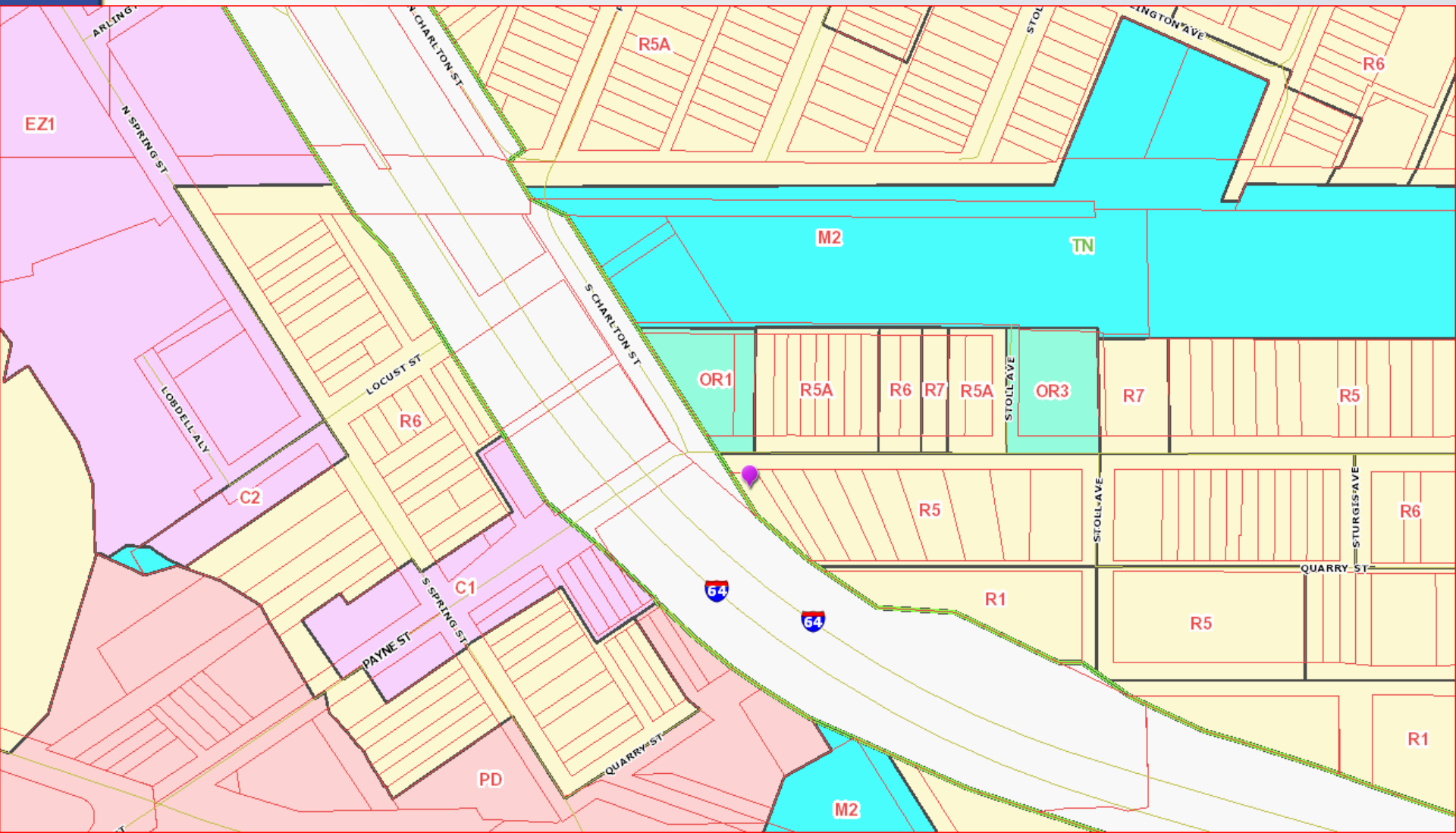
Request

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-5

Traditional Neighborhood Form District

Clifton neighborhood

0.141 acres

Duplex

Unit 1 - - first floor, front, 528 square feet, 1 bedroom

Unit 2 - - entrance on east side of house, back of the first floor and all of the second floor, 1,128 square feet, 2 bedrooms

Allowed; Unit 1. –6 guests, Unit 2. – 8 guests.

Two parking spaces in front on Payne Street

Two-three spaces in the driveway.

Parties will not be allowed.

Residential uses to the northeast and east, office to the north, Interstate 64 right of way to the south and west.

Neighborhood Meeting on January 23, 2019, two people attended.

Case Summary/Background

Concerns: Exterior Repairs, Parking by the existing tenant & sound barrier

Email from neighbor concerned about the permitted tree removal and the resulting appearance and noise, parking problems & transient nature of short term rentals

Gravel put down at the end of the driveway, not allowed to be used for parking.

Front



Side Entrance / 2nd Unit



Rear of the property



Rear of property from I-64



Office across Payne Street



Area to the west (I-64)



Houses to the east



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 two units in a duplex 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.