

**19-CUP-0059**  
**122 West Garrett Street**



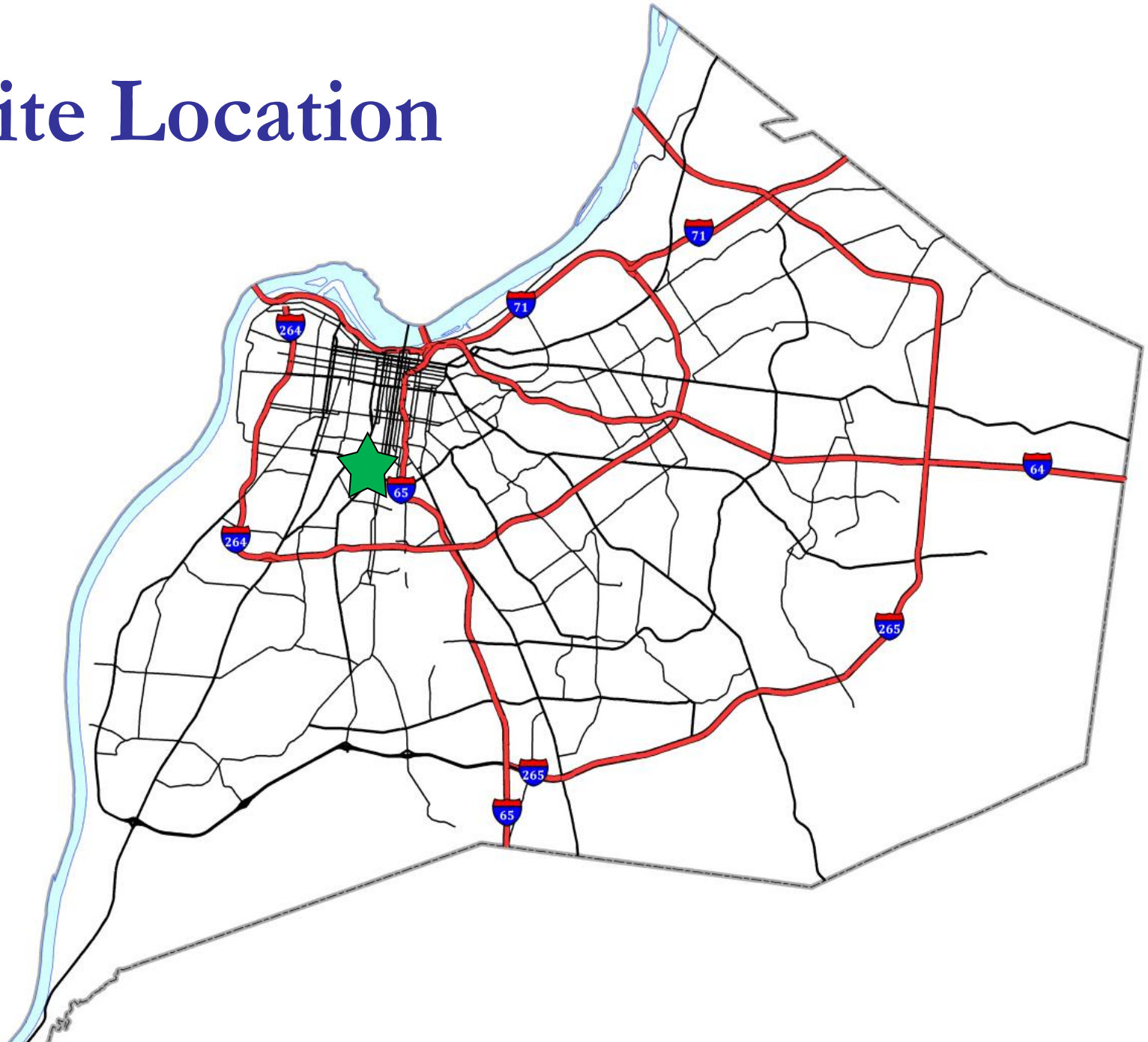
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Steve Hendrix, Planning Coordinator**  
**September 23, 2019**

# Request

**Conditional Use Permit to allow a short term rental of a single family dwelling that is not the primary residence of the host. (LDC 4.2.63)**

# Site Location



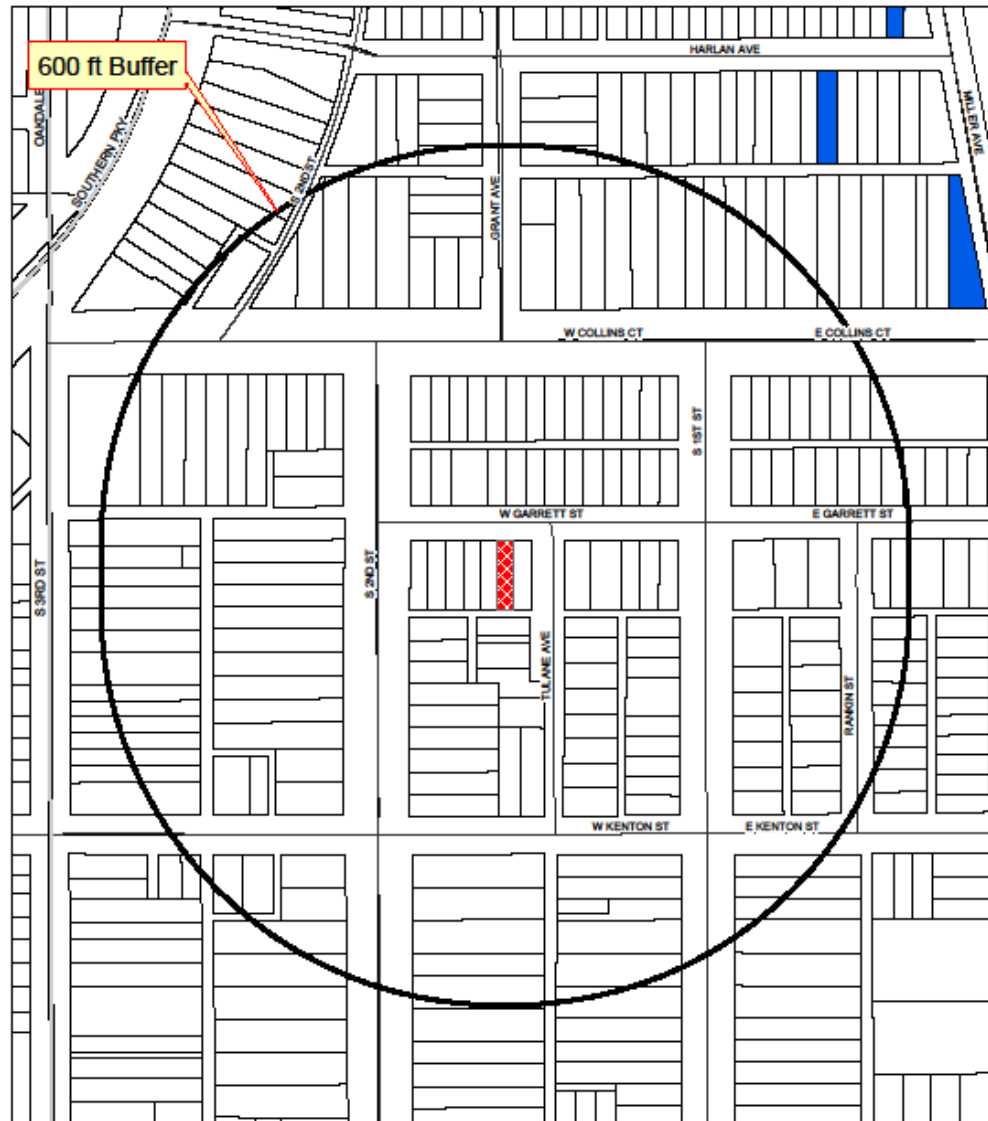






# Aerial Map



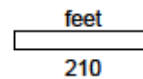


**Legend**

-  Subject Site
-  Approved
-  Buffer



**19-CUP-0059  
Proximity Map**



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.

# Case Summary / Background

Zoned R-5

Traditional Neighborhood Form District

Wilder Park Neighborhood

0.06 acres

Within a mile of Churchill Downs and Cardinal Stadium

3 Bedrooms--- 8 guests allowed

Parking: 1 parking credit along Garrett Street

1 in a carport off the alley

No open enforcement cases.

Residential uses surround the property.

Neighborhood Meeting on July 1, 2019, with no invitees in attendance.

No other Short Term Rental within 600 feet.



# Front of house





# House to the east



09/11/2019 09:04

# House to the west





# House across the street





# West Garrett Street



09/11/2019 09:07



# Rear of property / Carport



# 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 Land Development Code for the requested Conditional Use Permit.



# Required Action

## Approve or Deny

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