

18CUP1156
115 Waverly Court



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

February 18, 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 east side of Waverly Court, a single-block street between Frankfort Avenue and a railroad line
- Adjoined by single- and multi-family residential uses
- Four bedrooms can accommodate up to 12 guests
- On- and off-street parking available
 - two vehicles on street
 - two-vehicle garage and parking pad for one off rear alley
- Neighborhood meeting held on December 20, 2018

Zoning / Form District

Subject Site

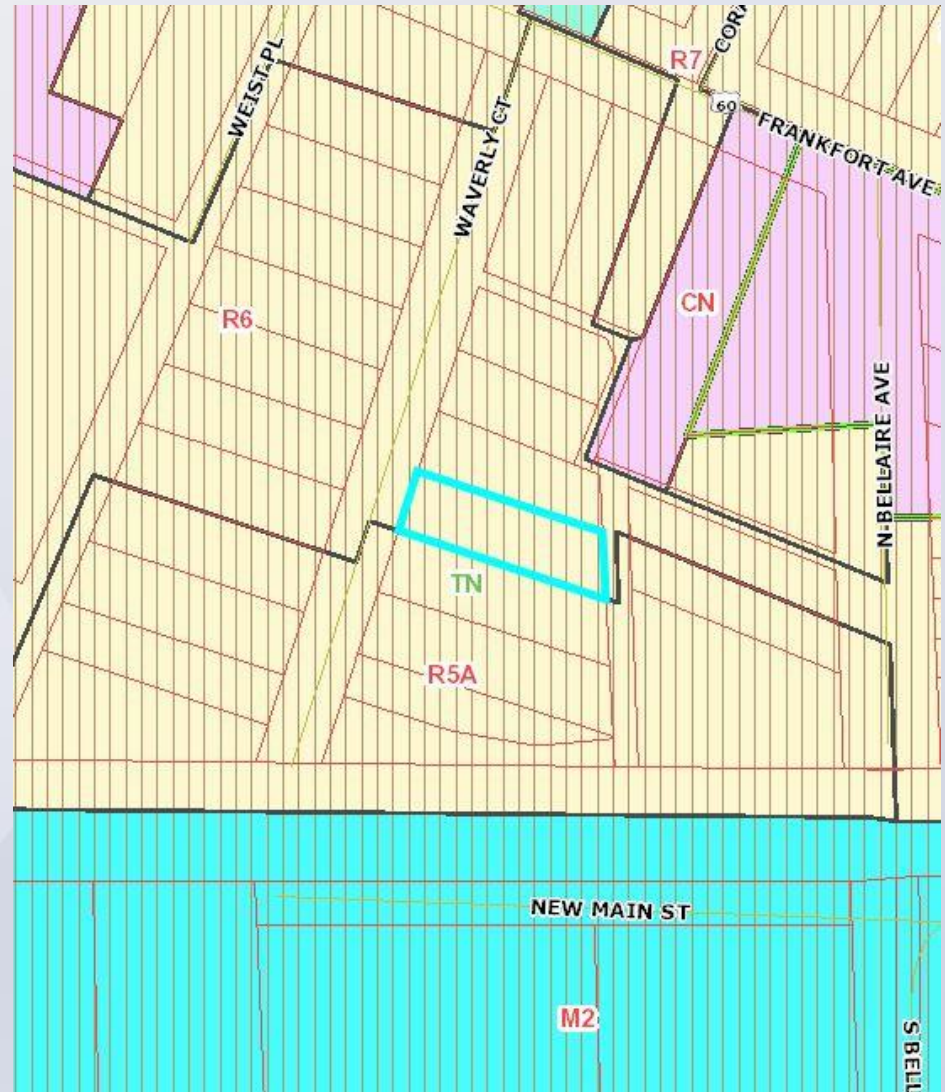
Existing: R-6/TN

Proposed: R-6/TN w/short-term rental CUP

Surrounding Sites

North/West: R-6/TN

South/East: R5-A/TN



Land Use

Subject Property

Existing: Single-Family Residence

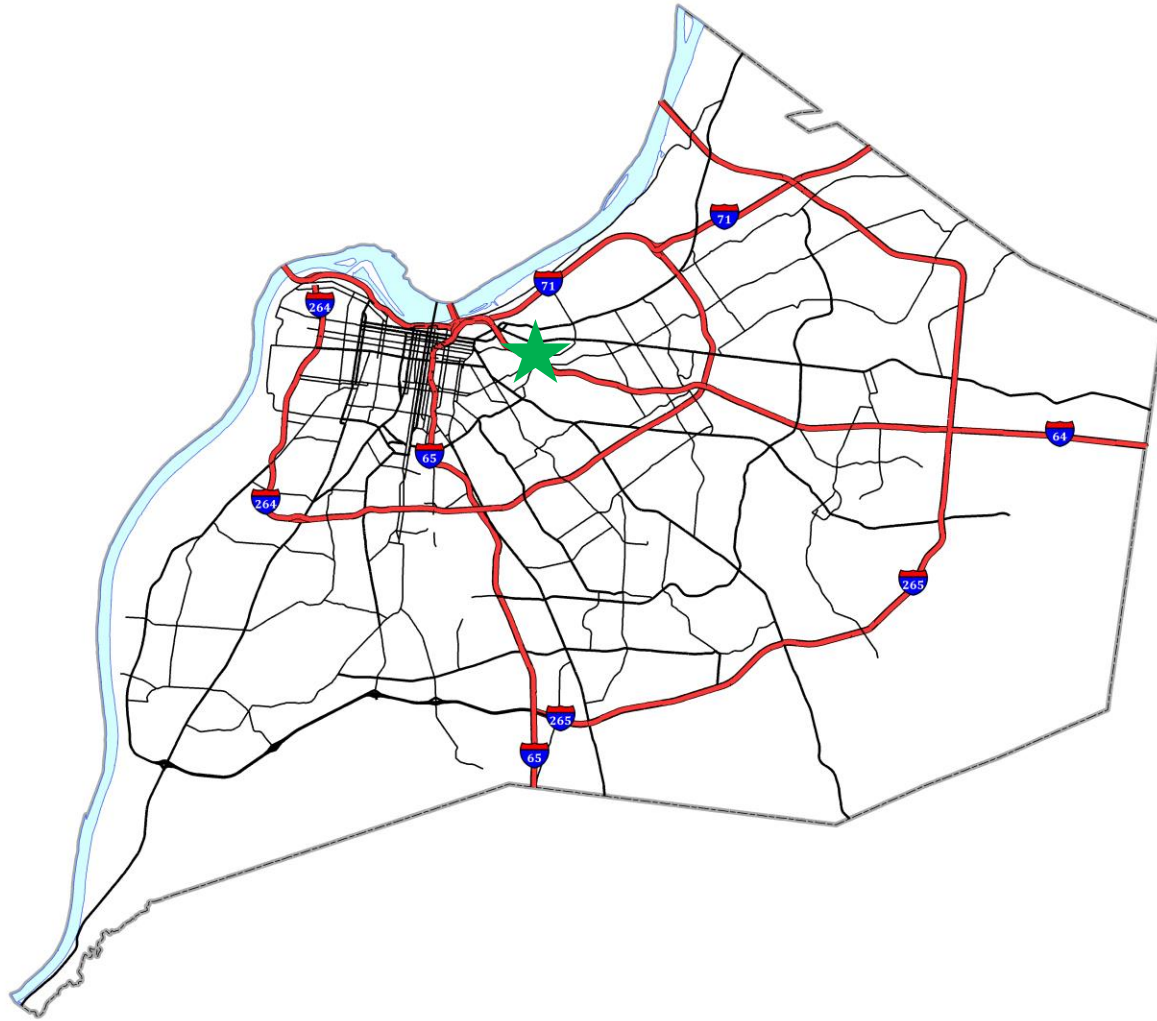
Proposed: Single-Family Residence
w/ CUP for short-term rental

All Surrounding Properties

Single-Family Residential



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Adjacent to Rear

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.