

**17CUP1079**  
**219 W. Burnett Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**April 2, 2018**

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD zoning district (LDC 4.2.63)

# Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on the north side of W. Burnett Avenue between S. 3rd and S. 2nd Streets
- Adjoined by single - and multi-family residential uses
- According to the applicant, the dwelling has five bedrooms; LDC regulations permit up to 14 guests
- LDC credits site with one on-street parking space
- Neighborhood meeting held November 6, 2017

# Zoning / Form District

## Subject Site Zoning

Existing: TNZD

Proposed: TNZD w/short-term  
rental CUP

## Surrounding Sites Zoning

TNZD

## All Sites Form District

Traditional Neighborhood





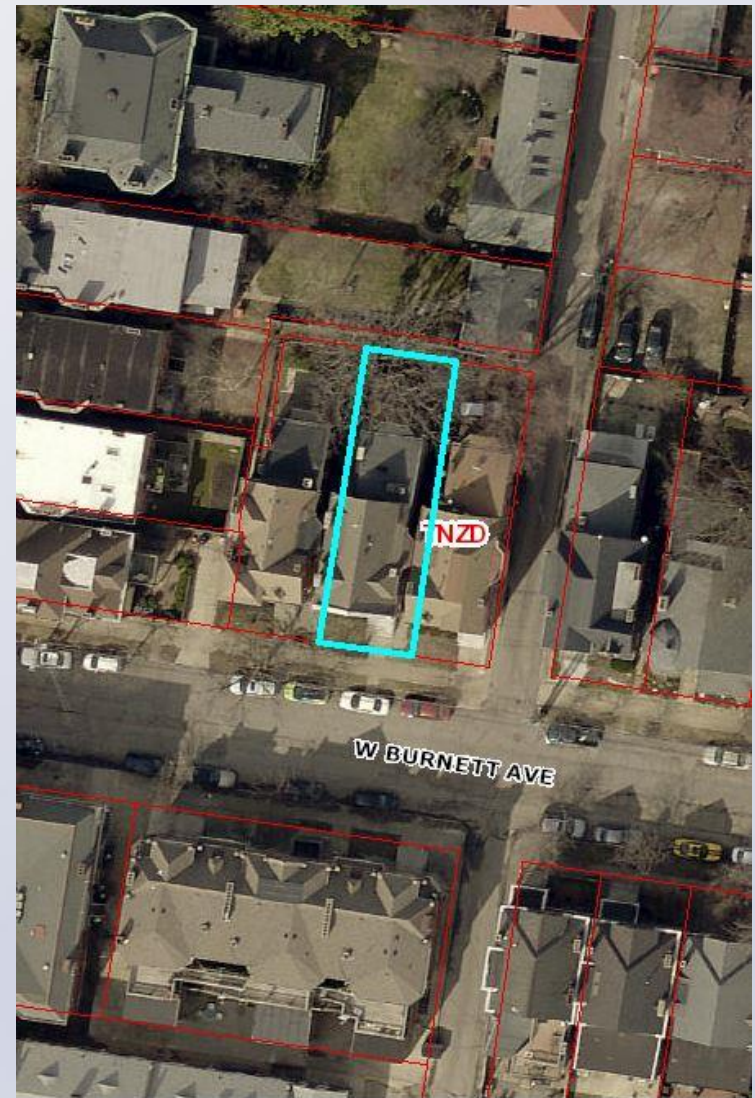
# Land Use

## Subject Property

- **Existing:** Single-Family Residential
- **Proposed:** Single-Family Residential w/ CUP for short-term rental

## Surrounding Properties

- **North:** Multi-Family Residential
- **South:** Multi-Family Residential
- **East:** Multi-Family Residential
- **West:** Single-Family Residential



# Site Photo



Subject Site



# Site Photo



Adjacent to West

# Site Photo



Adjacent to East



# Site Photo



Adjacent to South

# Site Photo



Rear Access



# 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 a dwelling unit that is not the primary residence of the owner in a TNZD zoning district

### 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.