

Board of Zoning Adjustment
Staff Report
January 13, 2020



Case No:	19-MCUP-0006
Project Name:	Modification Short Term Rental
Location:	1700 Payne Street
Owner:	Fowl Water LLC
Applicant:	Matt Fowler
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Steve Hendrix, Planning & Design Coordinator

REQUEST

Modification of the Conditional Use Permit 18CUP1188 that was approved by the Board on April 1, 2019 to allow short term rental of a duplex that was not the primary residence of the host in an R-5 Zoning District and Traditional Neighborhood Form District.

The applicant failed to register within 60 days.

Request to extend the registration deadline.

CASE SUMMARY/BACKGROUND

The 0.141 acre site is located on the southern side of Payne Street between South Charlton Street and Stoll Avenue in the Clifton neighborhood.

Residential uses are east and northeast of the subject site. Interstate 64 right of way is west and south, while an office is located across Payne Street in an OR-1 zoning district.

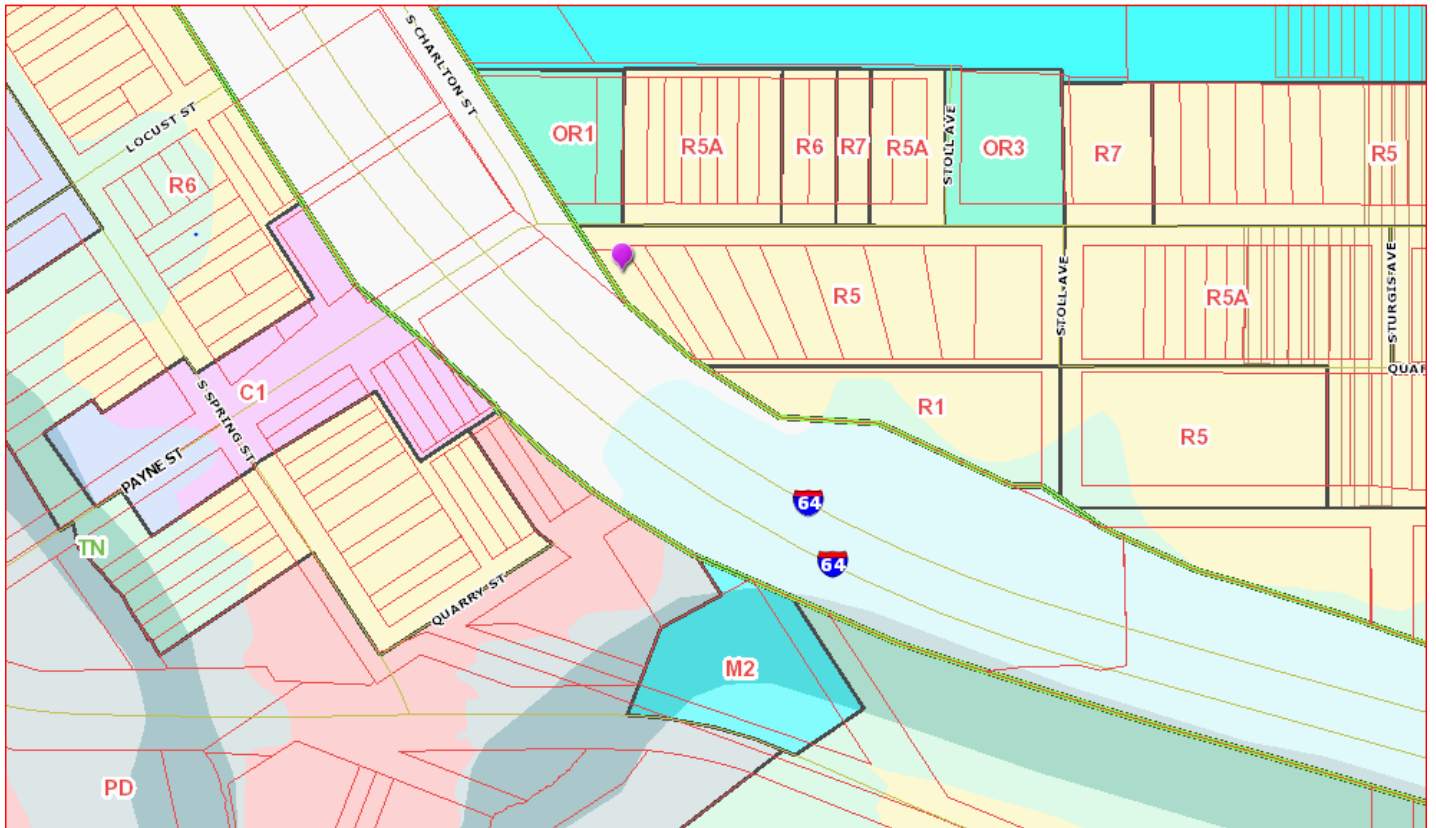
The submitted floor plan of the duplex shows Unit 1 being on the first floor, in the front with 528 square feet. Unit 2 has an entrance on the east side of the structure with living/kitchen space on the first floor and bedrooms and bath on the second floor for a total of 1,128 square feet.

Maximum Guests:

Unit 1----4

Unit 2 ---6

Zoning Map



Aerial Photograph



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 30 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.

Subject Site

