

17CUP1053

1021 Reasor Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

September 11, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5 Single-Family Residential zoning district

Case Summary/Background

- As the owner lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required
- Located on Reasor Avenue between Lydia and Ash Streets
- Developed with a two-bedroom single-family residence; up to eight guests permitted
- In a Traditional Neighborhood adjoined by single-family residential uses
- One on-street parking space and three additional spaces in driveway
- No comments have been received; neighborhood meeting was held on July 28, 2017

Zoning / Form District

Subject Property

- R-5 Single-Family Residential/TN

Adjoining Properties

- R-5 Single-Family Residential/TN



Land Use

Subject Property

- **Existing:** Single-family residential
- **Proposed:** Single-family residential with short-term rental

Surrounding Properties

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



Site Photos



Site Photos



Site Photos



Adjacent to South

Site Photos



Across Street

Site Photos



Driveway Parking

Conclusions

- The applicant has provided the required documentation, has held a neighborhood meeting and has been informed of the standards and regulations specific to use of the dwelling unit for short term rentals
- 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 an R-5 Residential Single-Family 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.