

18CUP1085

1318 Lexington Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

October 1, 2018

Request

- Conditional Use Permit to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- As the dwelling units are not the primary residence of the host, a CUP is required
- Located on the south side of Lexington Road east of Pine Street
- Adjoined by single-family residential uses
- Primary residence has three bedrooms, permitting up to ten guests; detached garage has a one-bedroom dwelling unit, permitting up to six guests
- LDC regulations require one parking space for the residence
 - no on-street spaces
 - six off-street parking spaces off rear alley
- Neighborhood meeting held August 2, 2018

Zoning / Form District

Subject Site

Existing: R-6/Traditional Neighborhood

Proposed: R-6/Traditional Neighborhood
w/short-term rental CUP

All Surrounding Sites

R-6/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

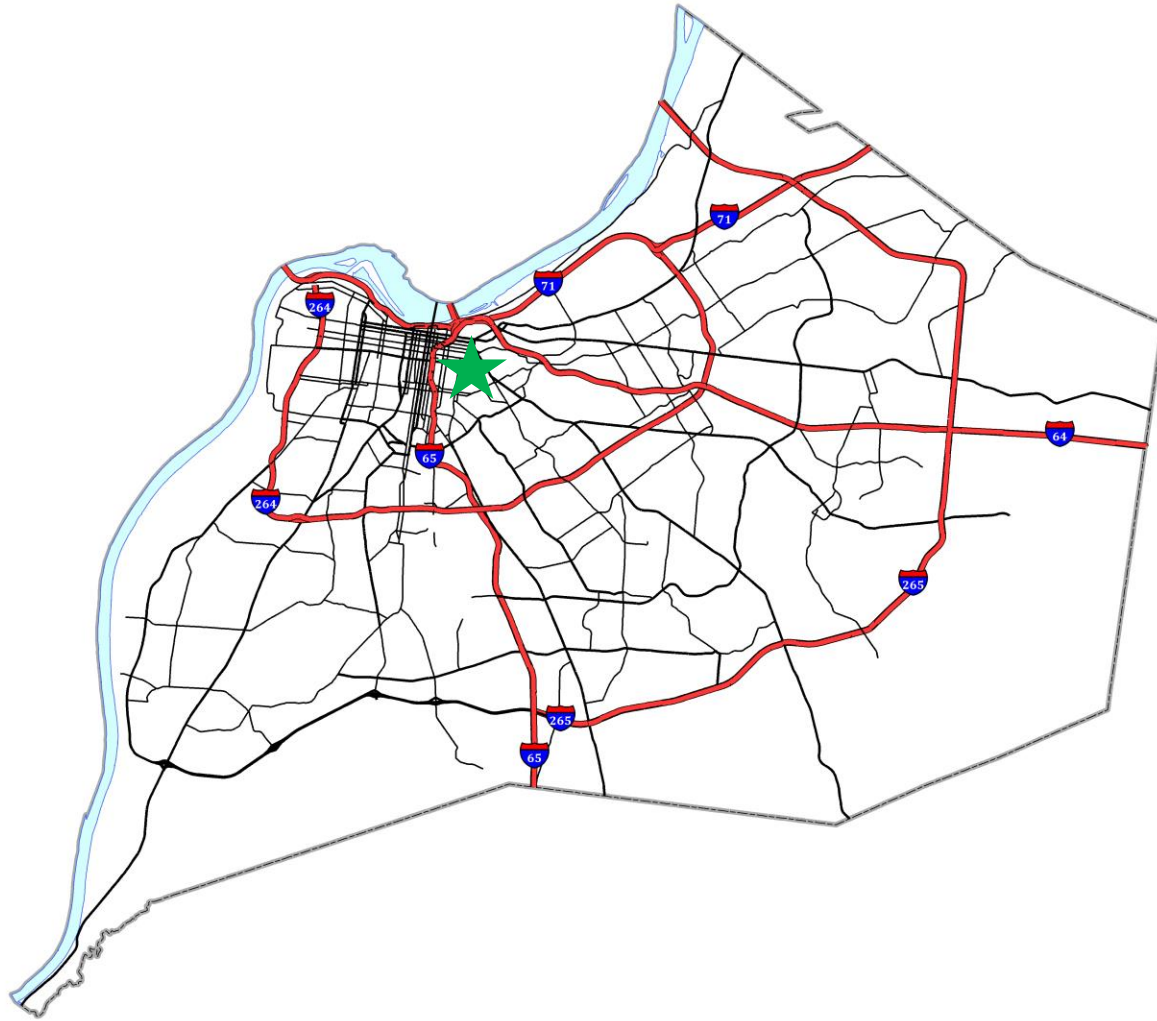
Proposed: Single-Family Residence
w/ CUP for short-term rental

Surrounding Properties

Single-Family Residential



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Adjacent to East

Site Photo



Site Photo



Site Photo



Rear Alley to East

Site Photo



Site Photo



Primary Dwelling Unit

Site Photo



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.