

20-CUP-0041

633 Ervay Avenue



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

July 20, 2020

Request

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

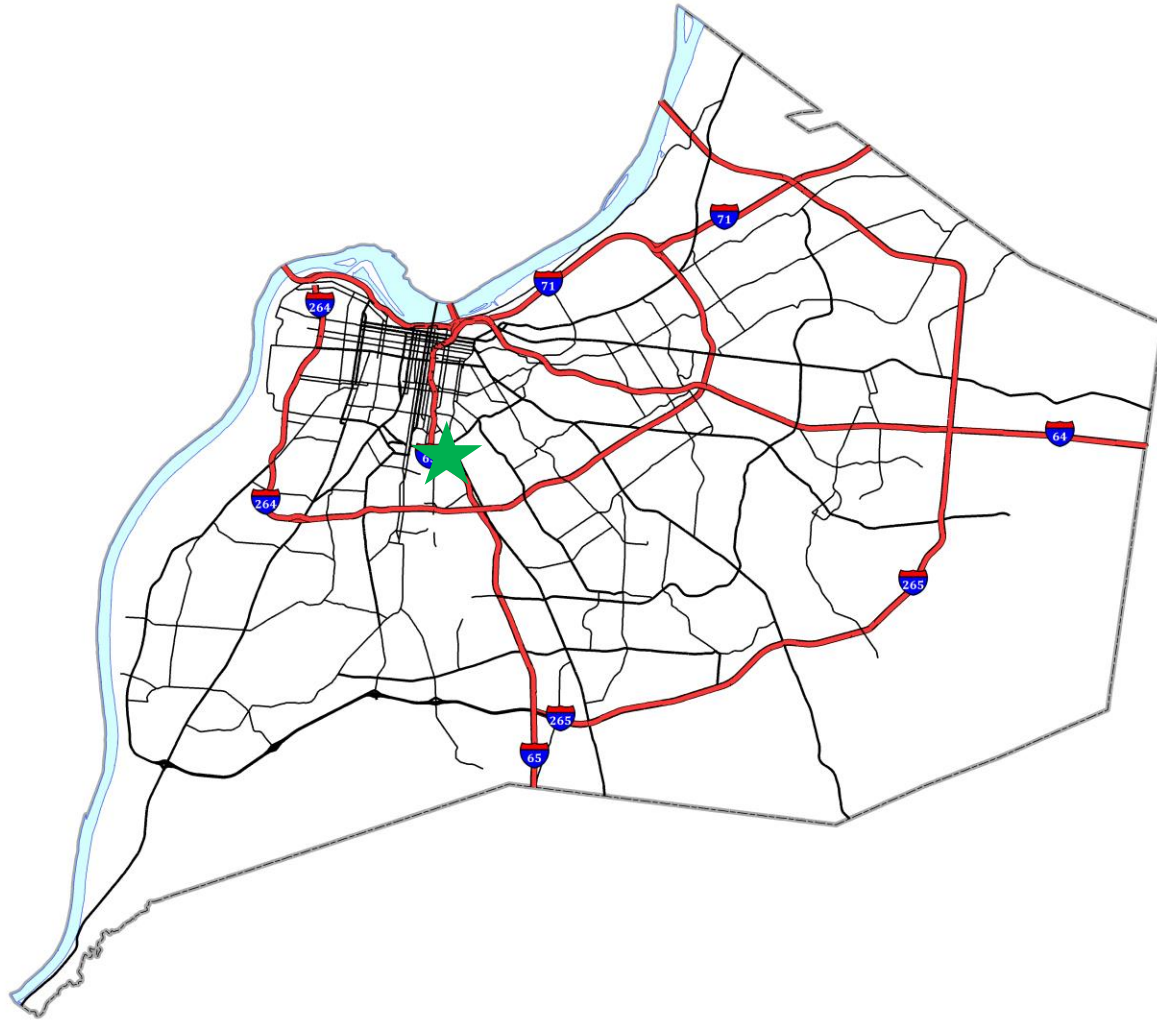
Case Summary/Background

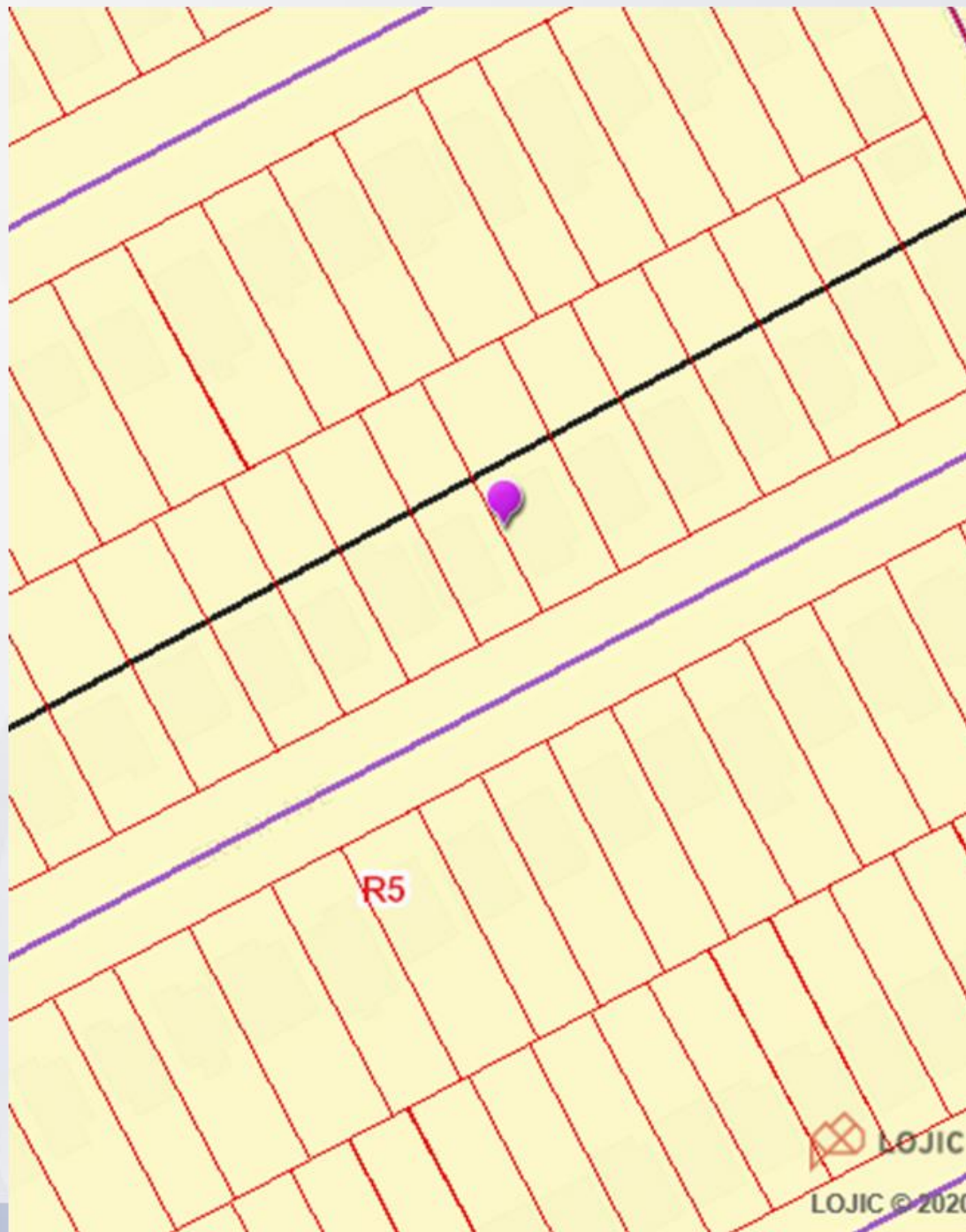
- The site is located on the north side of Ervay Avenue in between Bradley Avenue and Ellsworth Avenue.
- Single-family residence

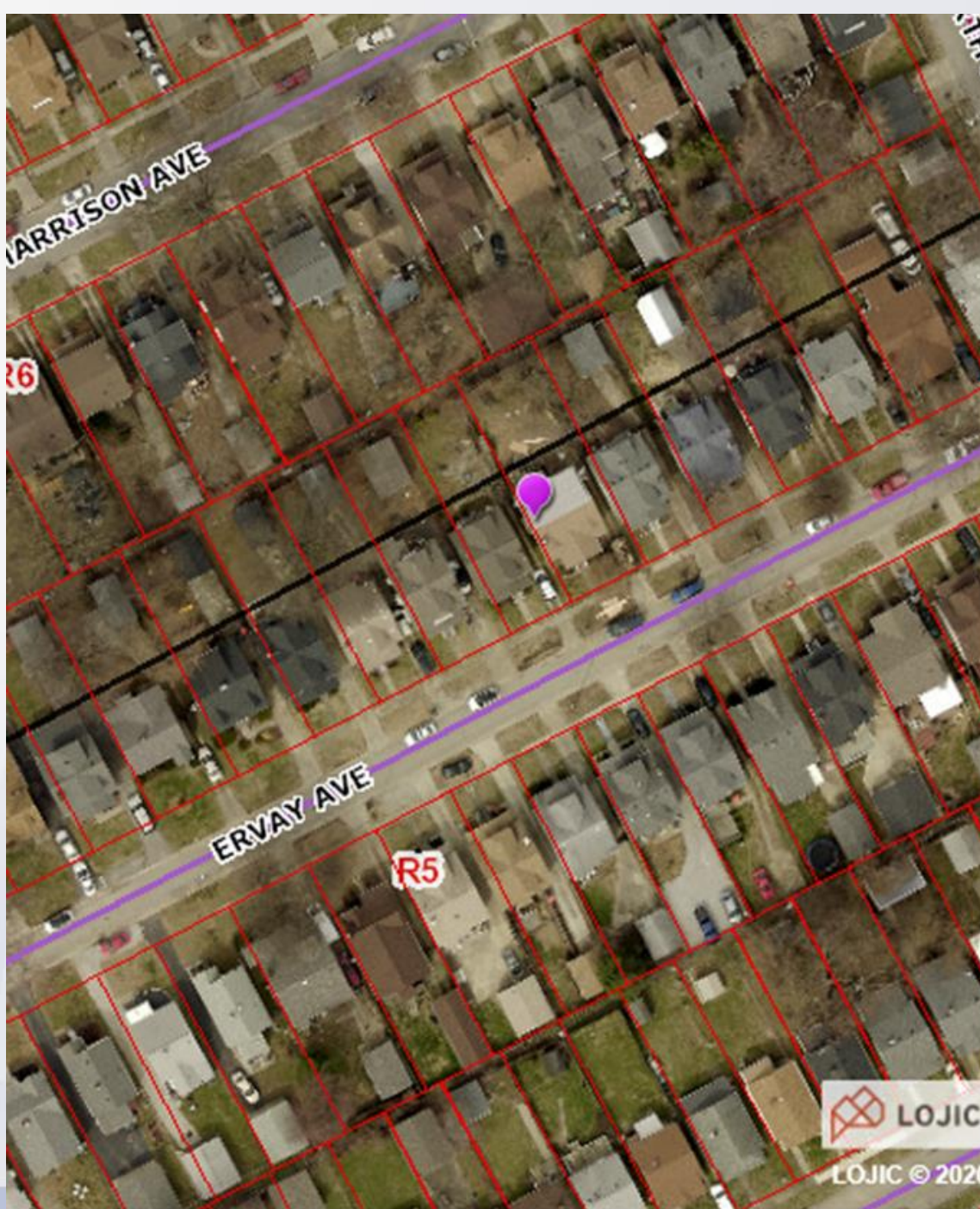
Case Summary/Background

- LDC standards credit the site with one on-street parking space (parking is only permitted on the north side of Ervay Avenue as the south side is a fire lane) and there is additional parking in the driveway. In addition, there appears to be available parking in the area.
- Neighborhood meeting held on February 13, 2020

Site Location












Proximity Map

Map Created: 07/07/2020



Legend

-  Subject Site
-  Pending
-  Buffer



20-CUP-0041 Proximity Map

feet
200



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.

Site Photo



Site Photo



Property to the left.

Site Photo



Site Photo



Site Photo



Rear yard.

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 not the primary residence of the host (LDC 4.2.63)

Condition of Approval

1). The conditional use permit approval for this short term rental shall be allowed up to three bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.