

18CUP1170
1113 Dresden Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
March 18, 2019

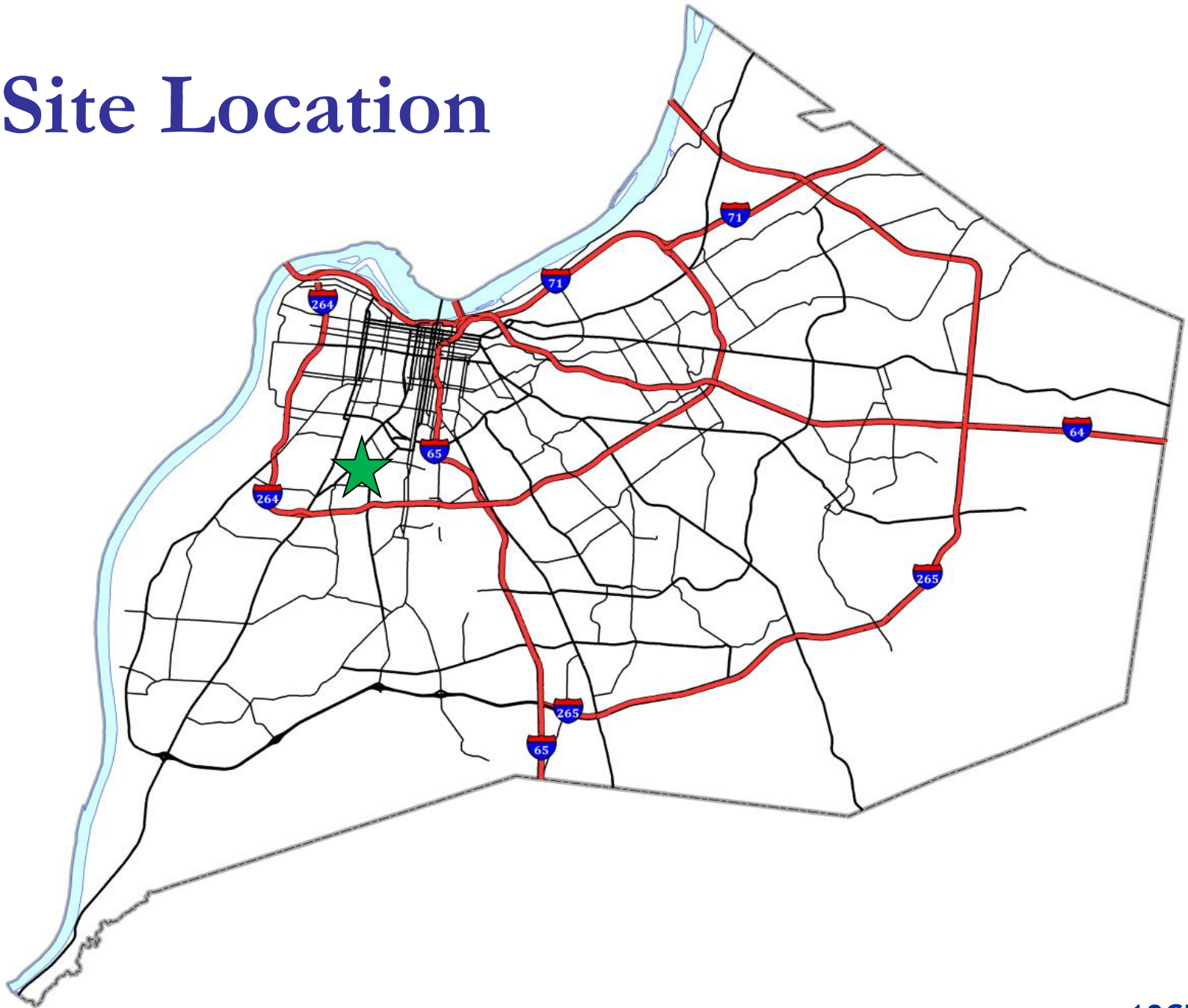
Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in R-5 zoning district and Traditional Neighborhood Form District.

Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with a one structure that is a single family residence. The applicant states that the residence has two bedrooms that will allow a maximum number of eight guests, but the applicant will be asking for a maximum number of six guests. The site has credit for one on-street parking space.

Site Location



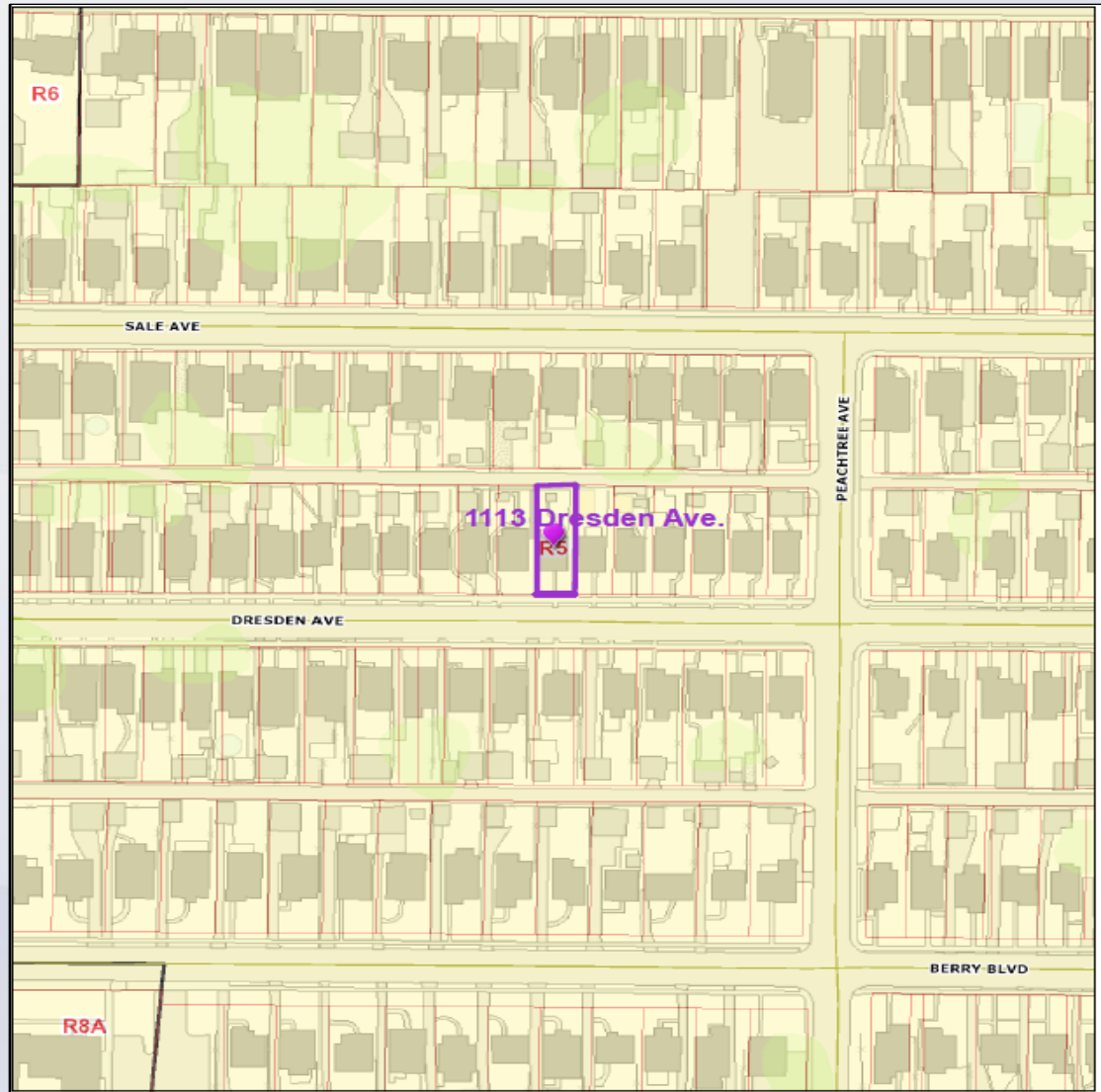
Zoning/Form Districts

Subject:

- Existing: R-5/TN
- Proposed: R-5/TN

Surrounding:

- North: R-5/TN
- South: R-5/TN
- East: R-5/TN
- West: R-5/TN



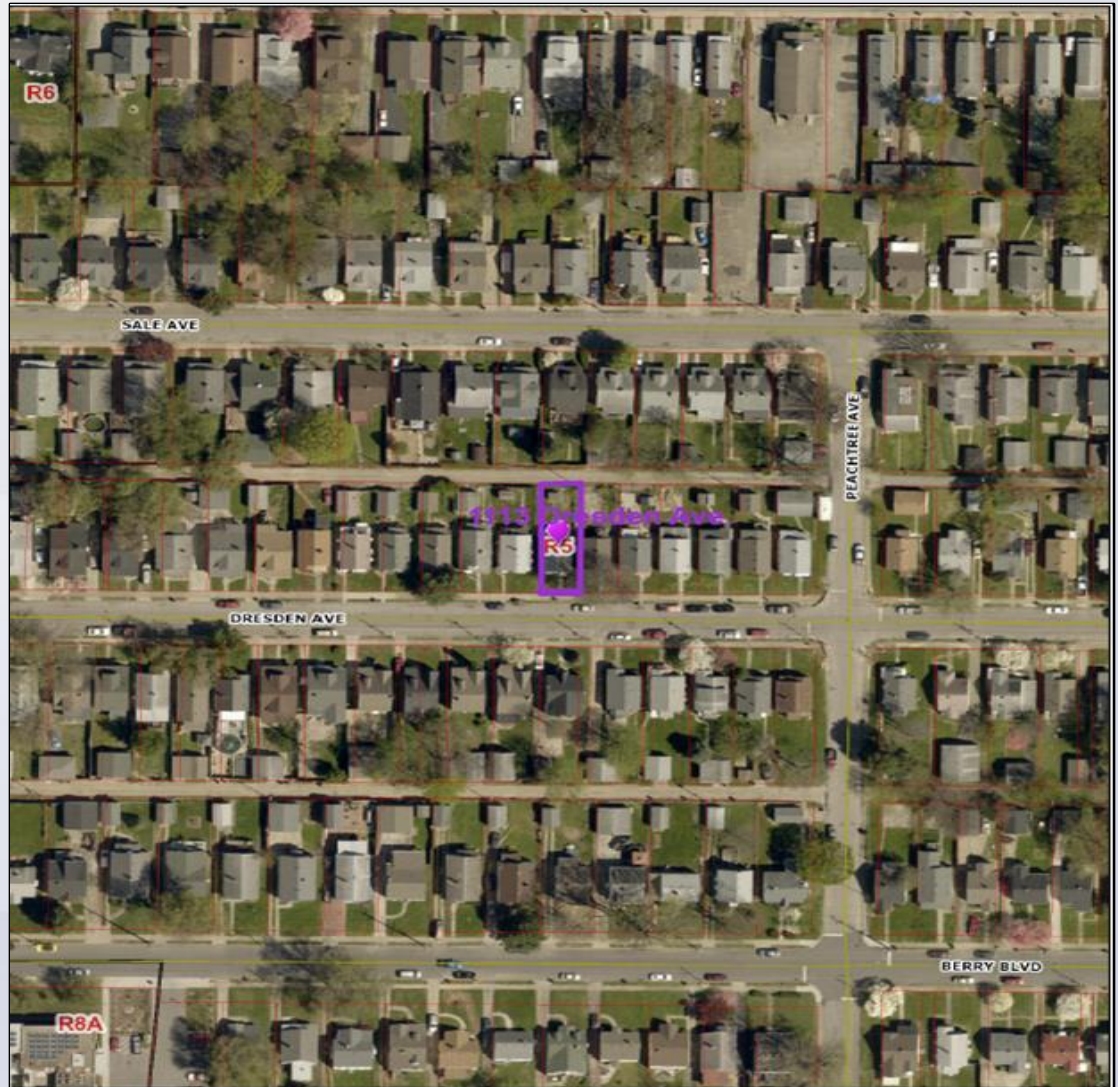
Aerial Photo/Land Use

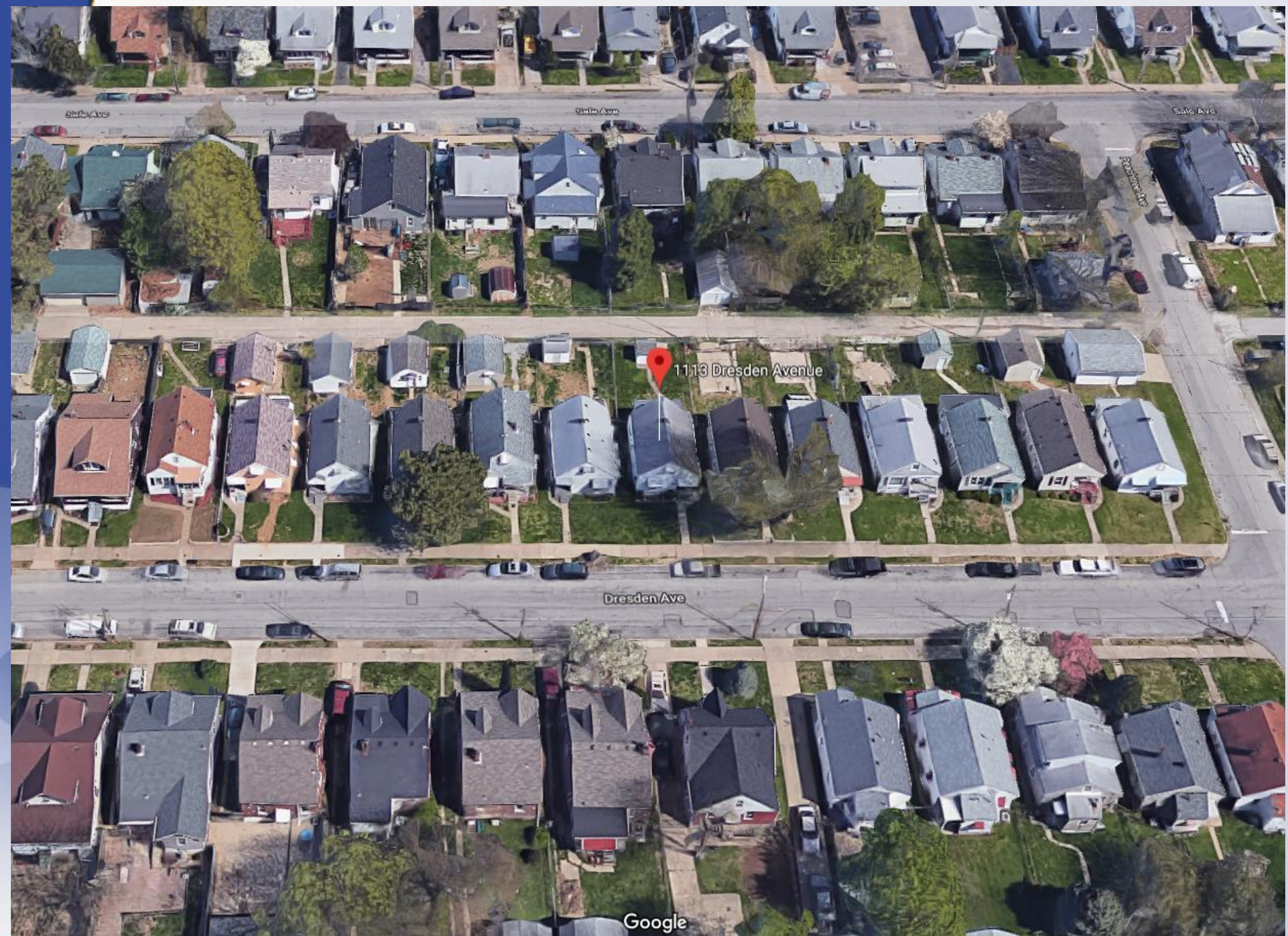
Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential





Front



03/01/2019 11:17

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Across the Street



03/01/2019 11:17

Rear Yard



03/01/2019 11:19

Rear Yard From Alley



03/01/2019 11:23

Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

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.
- 3. The maximum number of guests permitted in the short term rental shall be the lesser of six (6) or that permitted by the Louisville Metro Code of Ordinances.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow short term rental of dwelling units that is not the primary residence of the owner in an R-5 zoning district and Traditional Neighborhood Form District.