

**18CUP1202**  
**1535 Texas Avenue**



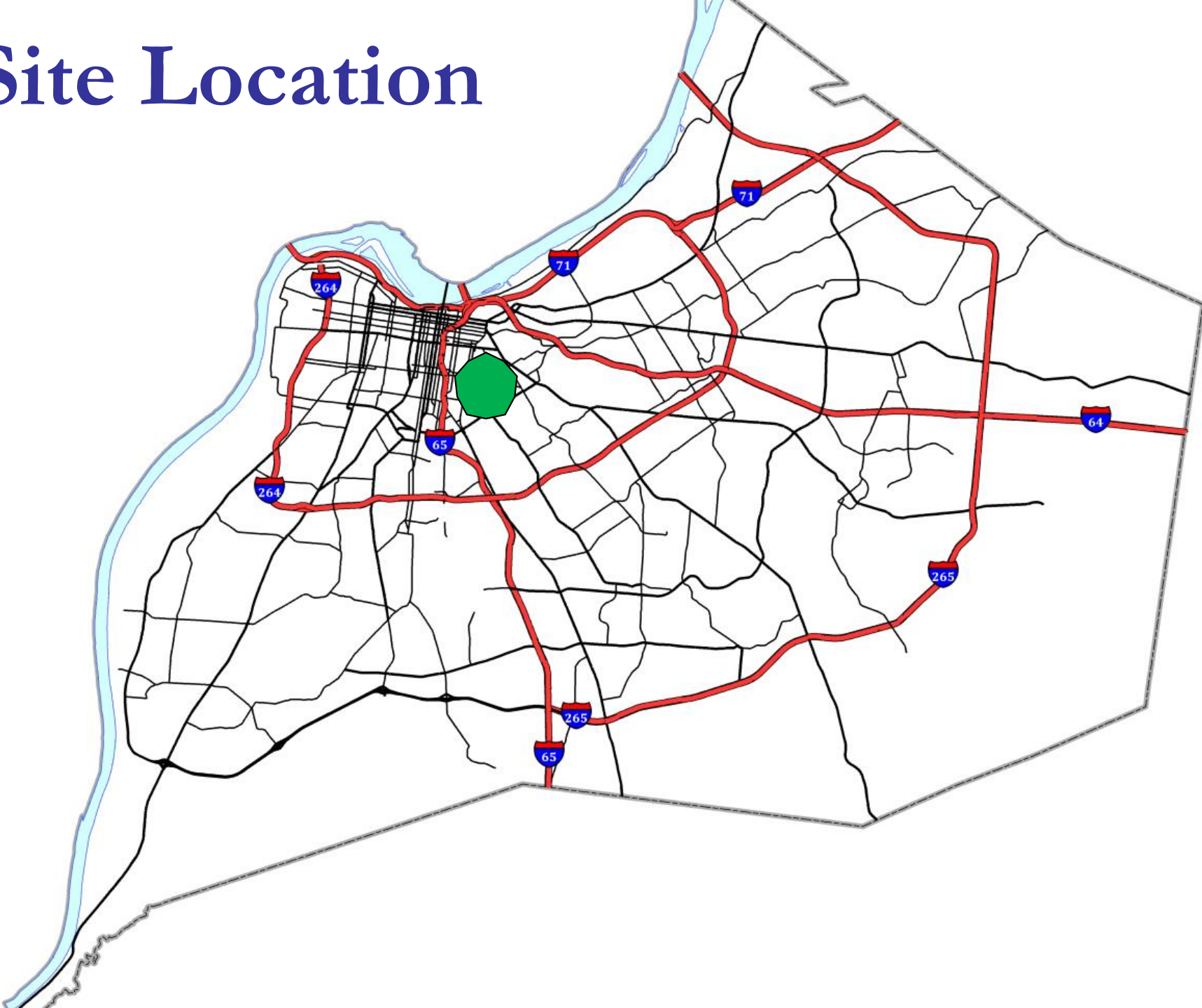
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

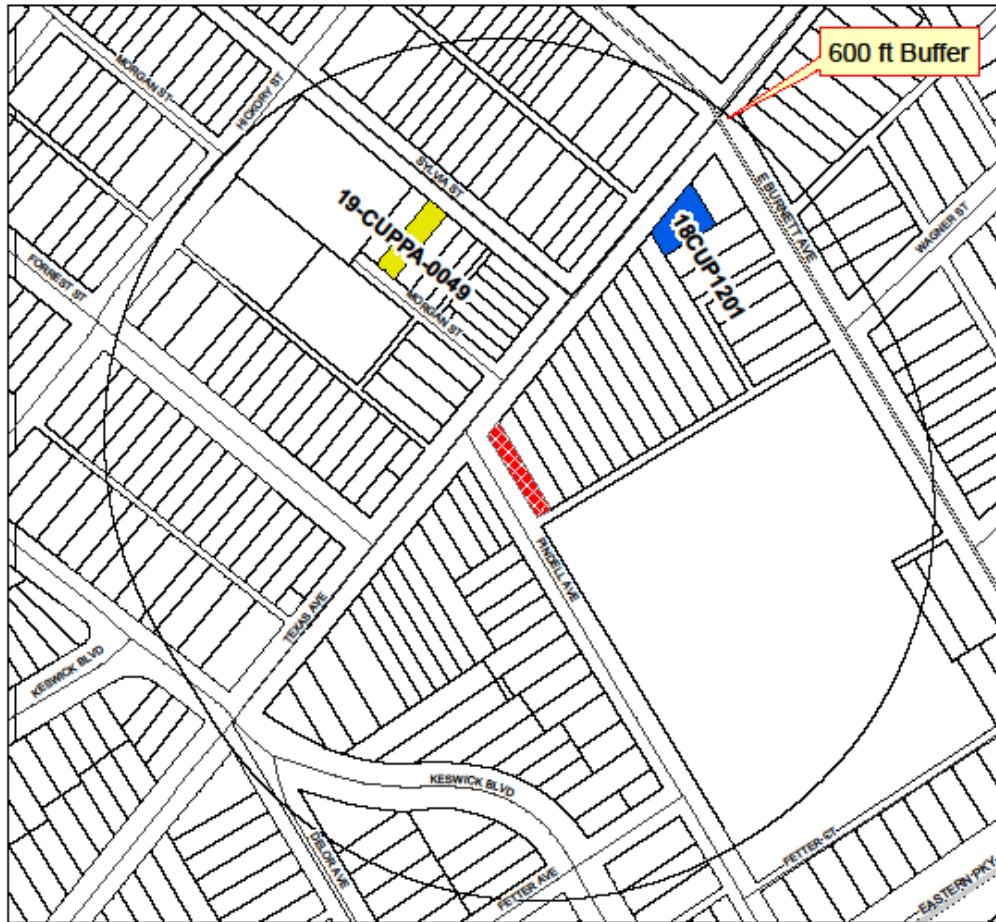
**Steve Hendrix, Planning Coordinator**  
**October 7, 2019**

# Request





**Conditional Use Permit to allow a short term rental of a single family dwelling that is not the primary residence of the host. (LDC 4.2.63)**

# Site Location

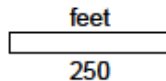




**Legend**

-  Buffer
-  Subject Site
-  Pending
-  Approved

**Proximity Map  
#18CUP1202**

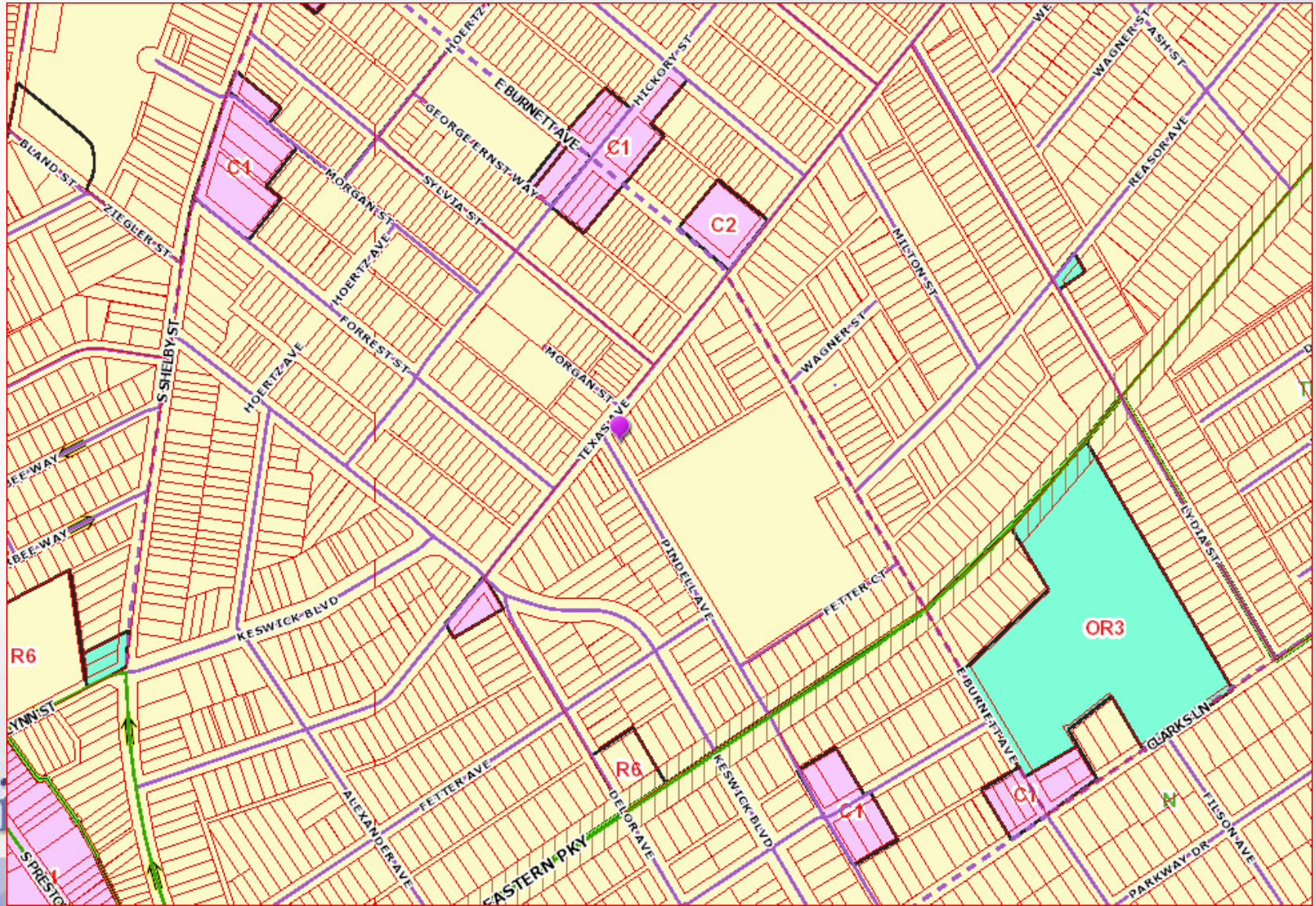


This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.





# Zoning Map







VISTA ST

MORGAN ST

FORREST ST

TEXAS AVE

PINDELL AVE

TM



# Case Summary / Background

Zoned R-5

Traditional Neighborhood Form District

Schnitzelburg neighborhood

0.087 acres

1,408 square feet

2 Bedrooms--- 6 guests allowed

Parking: Street: 120 feet along Pindell Avenue, 6 vehicles

Adjacent to single family dwellings and backs up to DuPont Manual Stadium

Neighborhood Meeting on May 23, 2019, four people attended.

Initially DENIED on August 19, 2019.

Two people spoke in opposition, Councilman Hollander spoke as a neutral party

Reconsideration Request September 9, 2019 was approved.

One short term rental within 600 feet.

Open Enforcement case---No Conditional Use Permit

# Front of house





# Property to the north





# Properties across the street



08/02/2019 08:31



# Rear yard





# Rear of property



08/02/2019 08:33



# 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 Land Development Code for the requested Conditional Use Permit, including the listed requirements.
- The Board may add additional Conditions of Approval.

# Required Action

## Approve or Deny

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