

18CUP1052
15 Eastover Court



Louisville Board of Zoning Adjustment Public Hearing

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December 17, 2018

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

- As the dwelling unit is not the primary residence of the host, a CUP is required
- Located on the east side of Eastover Court south of Frankfort Avenue
- Adjoined by single-family and multi-family residential uses
- The residence contains four bedrooms. LDC regulations permit up to 12 guests; the applicant is limiting rental to 10 guests
- Both on-street and off-street parking is available
 - Two vehicles on street
 - One vehicle off the rear alley
- Neighborhood meetings held October 23 and November 8, 2018

Zoning / Form District

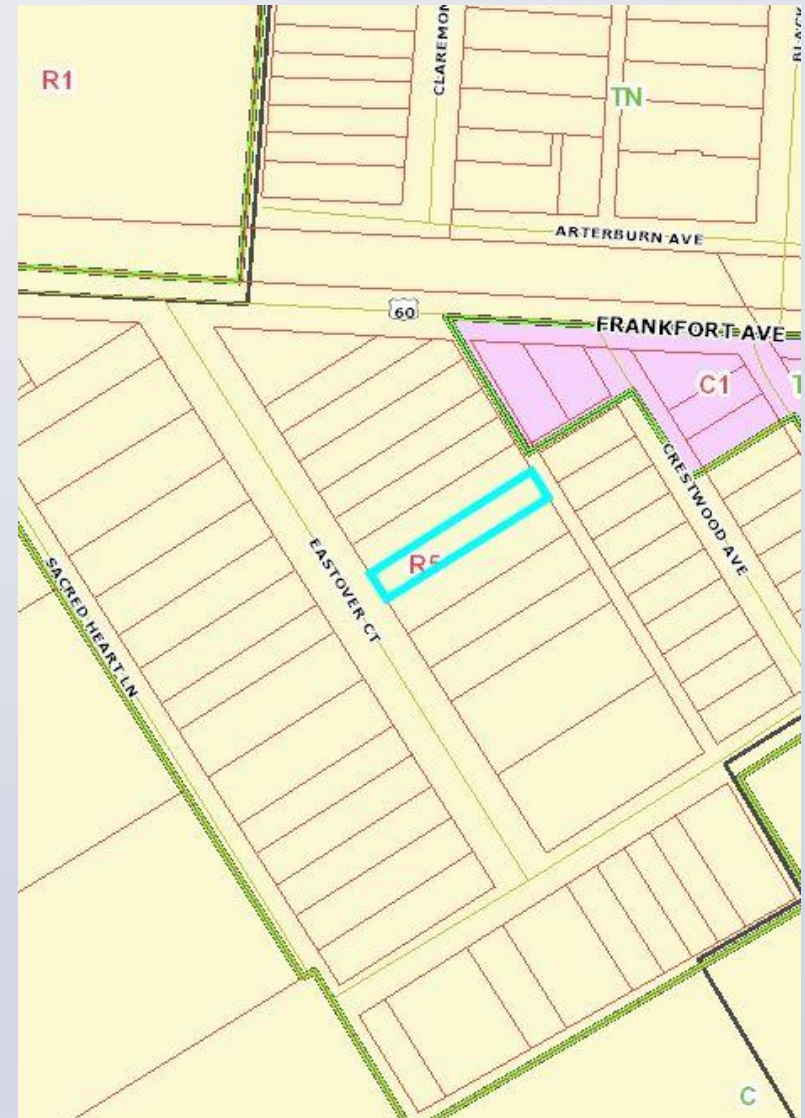
Subject Site

Existing: R-5/Traditional Neighborhood

Proposed: R-5/Traditional
Neighborhood w/short-term rental
CUP

All Surrounding Sites

R-5/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

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

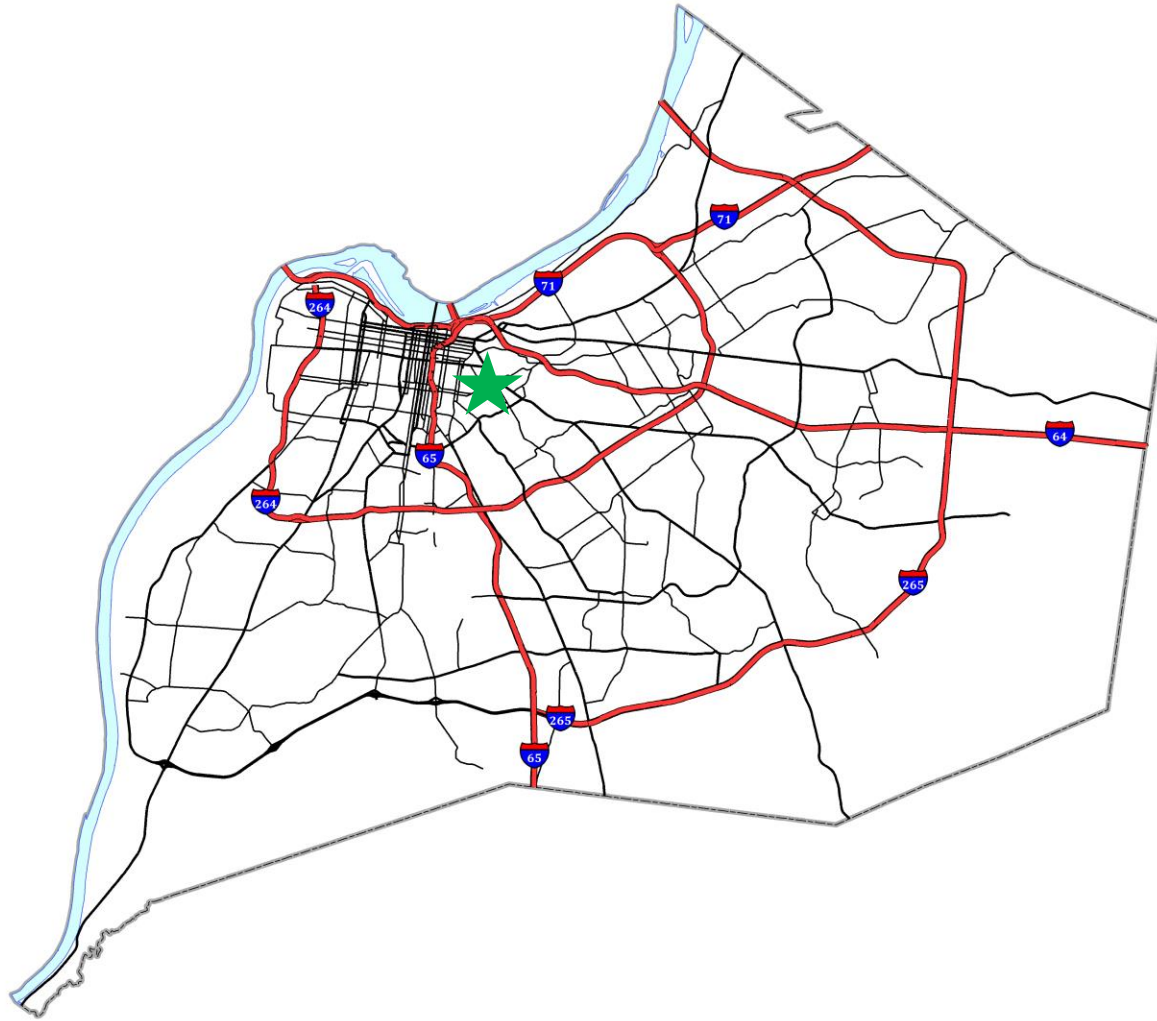
Surrounding Properties

North/South/West: Single-Family
Residential

East: Single- and Multi-Family
Residential



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Rear Alley

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.