

19-CUP-0017
105 Harlan Avenue



Louisville Board of Zoning Adjustment Public Hearing

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September 9, 2019

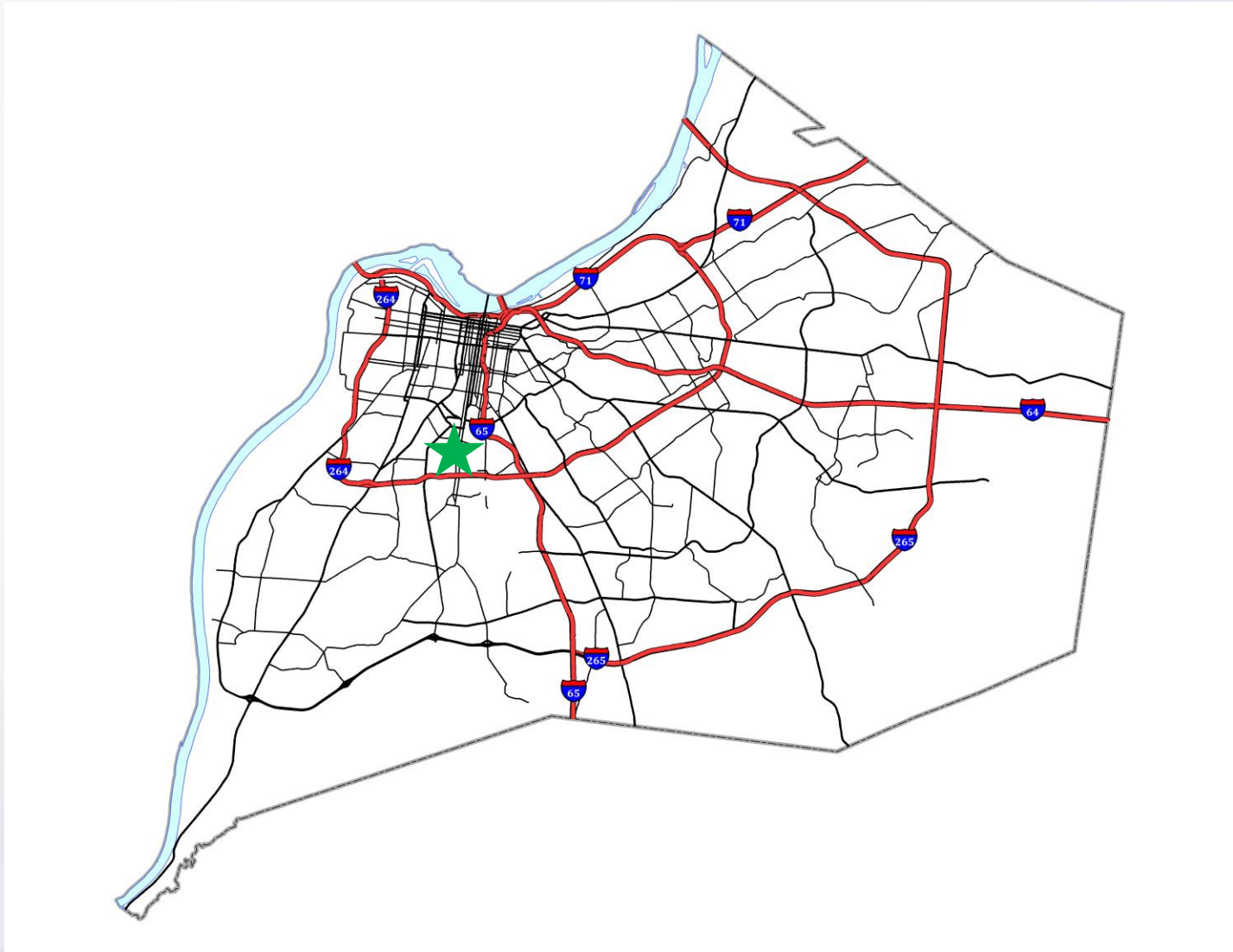
Request

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

Case Summary/Background

- Located at the corner of Harlan Avenue and Miller Avenue and totaling 0.0955 acres
- Adjoined to the east, west and south by single-family residential uses, and on the other side of the railroad tracks to the east by a parking lot and on the other side of the alley to the north by a parking lot (both parking lots are zoned EZ-1).
- Two (2) on-street parking spaces and two (2) off-street parking spaces at the rear of the property, accessed from the alley.
- Neighborhood meeting held on June 12, 2019.

Site Location



Zoning / Form District

Subject Site

Existing: R-5 Single-Family Residential

Proposed: R-5 Single-Family Residential
w/CUP for Short Term Rental

Adjoining Sites to the East, South and West

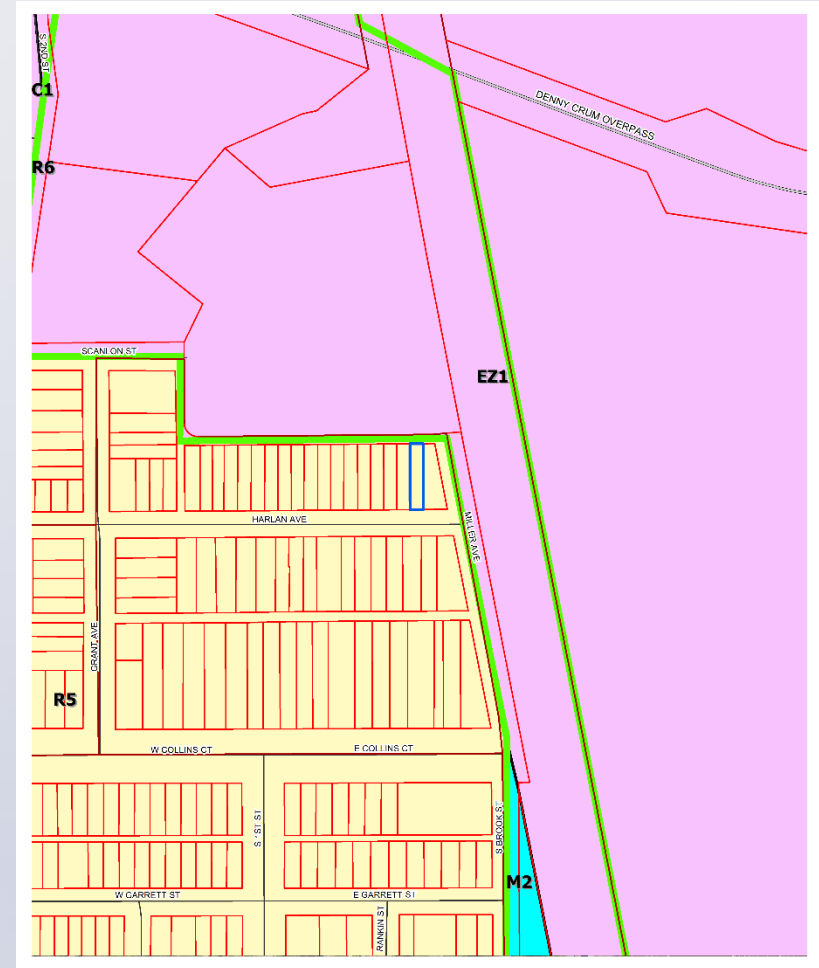
R-5 Single-Family Residential

Traditional Neighborhood Form District

Adjoining Site to the North

EZ-1 Enterprise Zone

Campus Form District



Land Use

Subject Site

Existing: Single-Family Dwelling

Proposed: Single-Family Residential
w/CUP for Short Term Rental

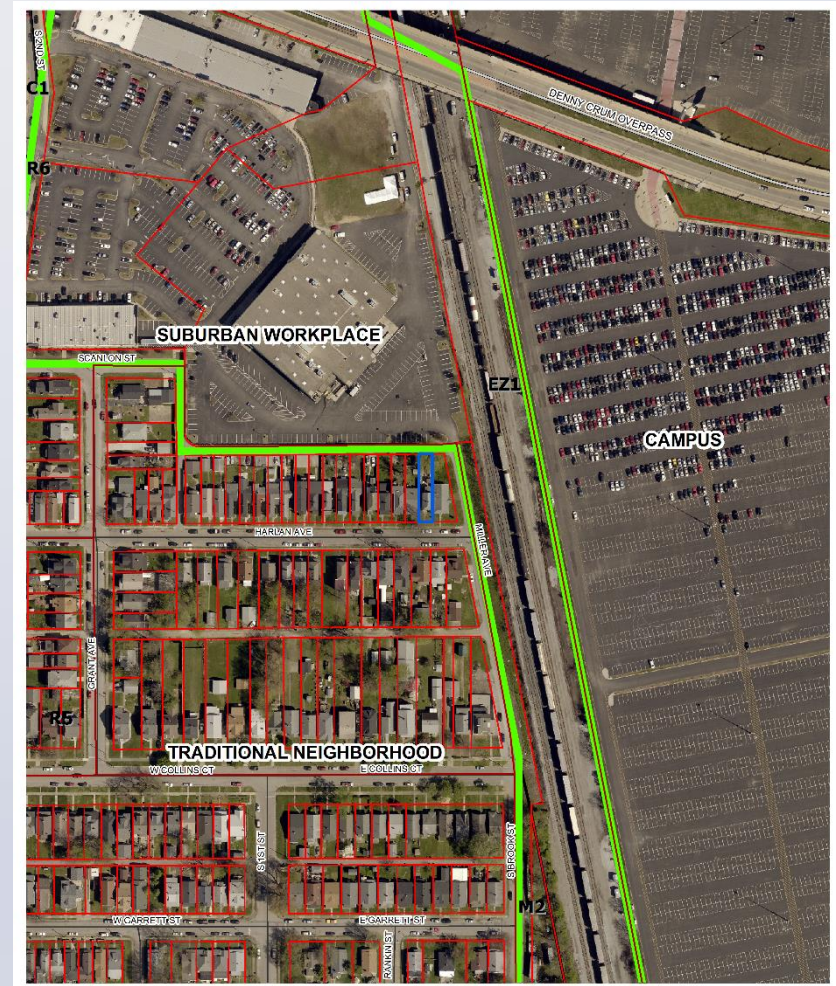
Adjoining Sites

North: Commercial/Retail

South: Single-Family Residential

East: Single-Family Residential

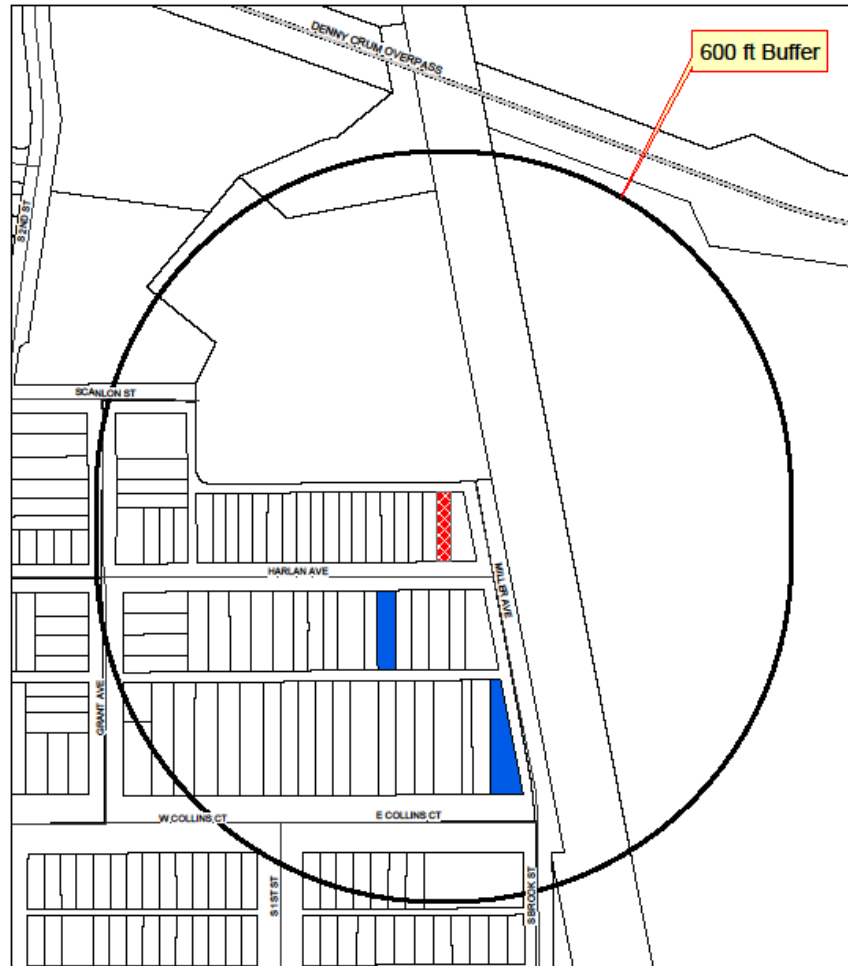
West: Single-Family Residential



Proximity Map

There are two properties within 600 feet of the subject site with approved Short Term Rental CUPs

Map Created: 08/22/2019



Legend

-  Subject Site
-  Approved
-  Buffer



19-CUP-0017 Proximity Map



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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 Photos



Site Frontage

Site Photos



Site Photos



Site Photos



Site Photos



Rear of Property

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 Actions

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)
 - The applicant is requesting relief from LDC 4.2.63.D