

**18CUP1115**  
**1608 Eastern Parkway**



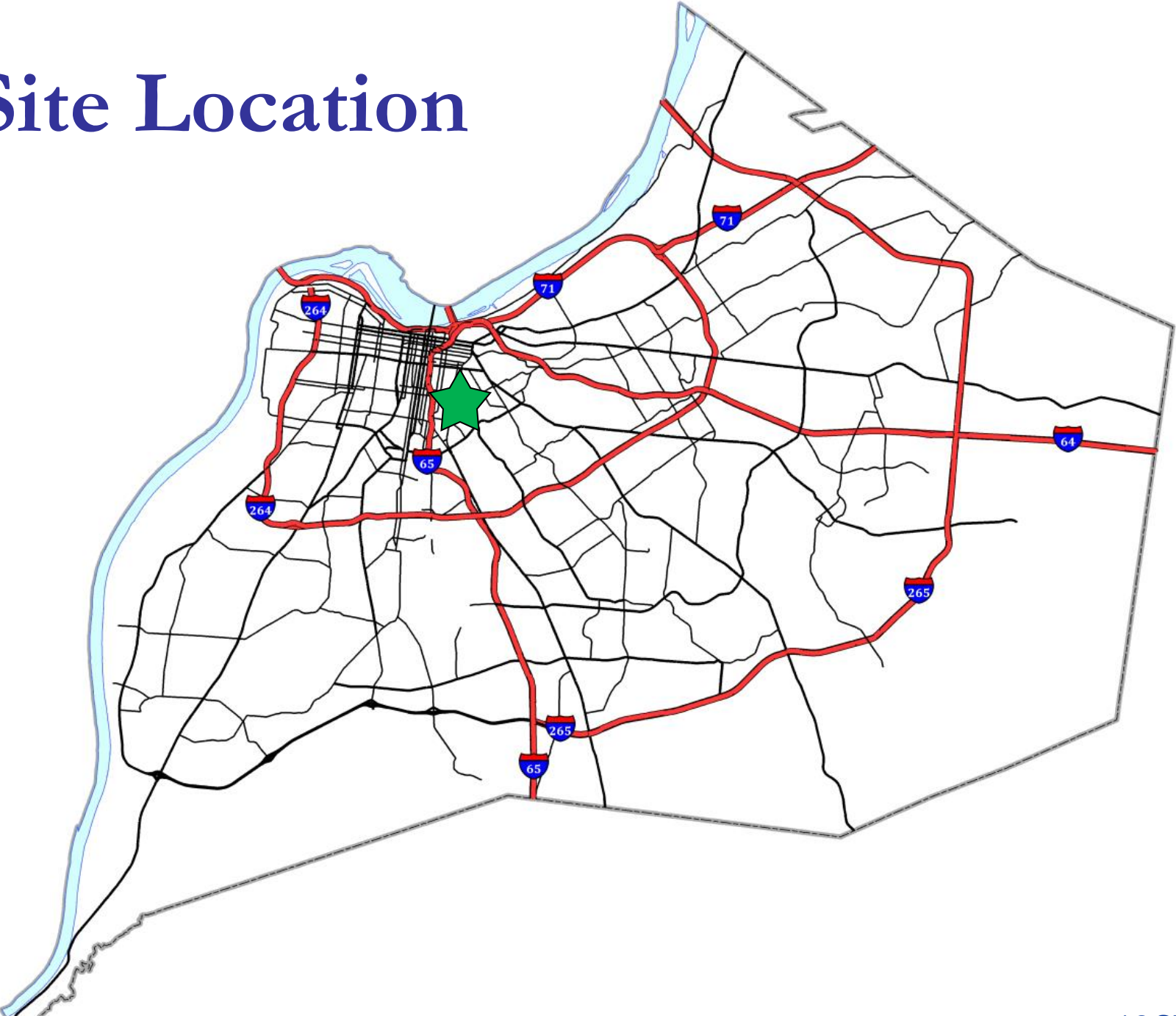
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Steve Hendrix, Planning Coordinator**  
**March 18, 2019**

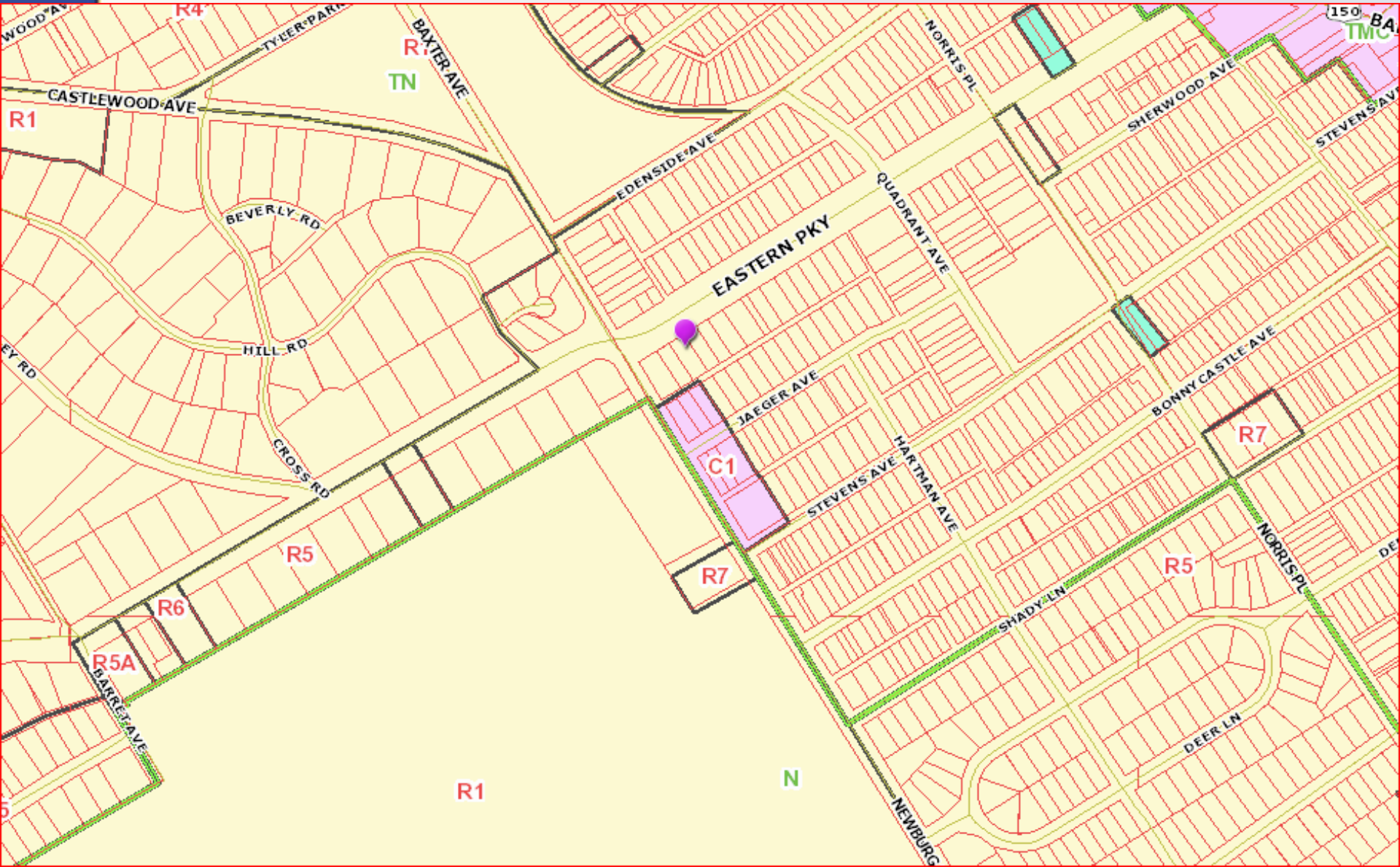
# Request

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

# Site Location



# Zoning Map



# Aerial Map



# Case Summary / Background

Zoned R-5, Residential Single - Family District

Traditional Neighborhood Form District

House built in 1911

Highland neighborhood, National Register District

0.144 acres

6 Bedroom Pictures Submitted, 16 guests would be allowed

Applicant limiting the number of guests to 10, (top 2 floors)

3 Parking spaces on site

Parties will not be allowed.

Residential uses adjacent

Neighborhood Meeting on January 14, 2019, with 3 people attending, applicant states there was no opposition.

# Front of the house



# Houses to the north





# Houses to the south



# Land uses across the street



03/01/2019 12:02

# Rear of property



# Conclusions

- The proposal meets the standard of review for the requested Conditional Use Permit.
- 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.

# 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)

# 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 ten (10) per unit. Or that permitted by the Louisville Metro Code of Ordinances.