

**18CUP1199**  
**900 Texas Avenue**



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

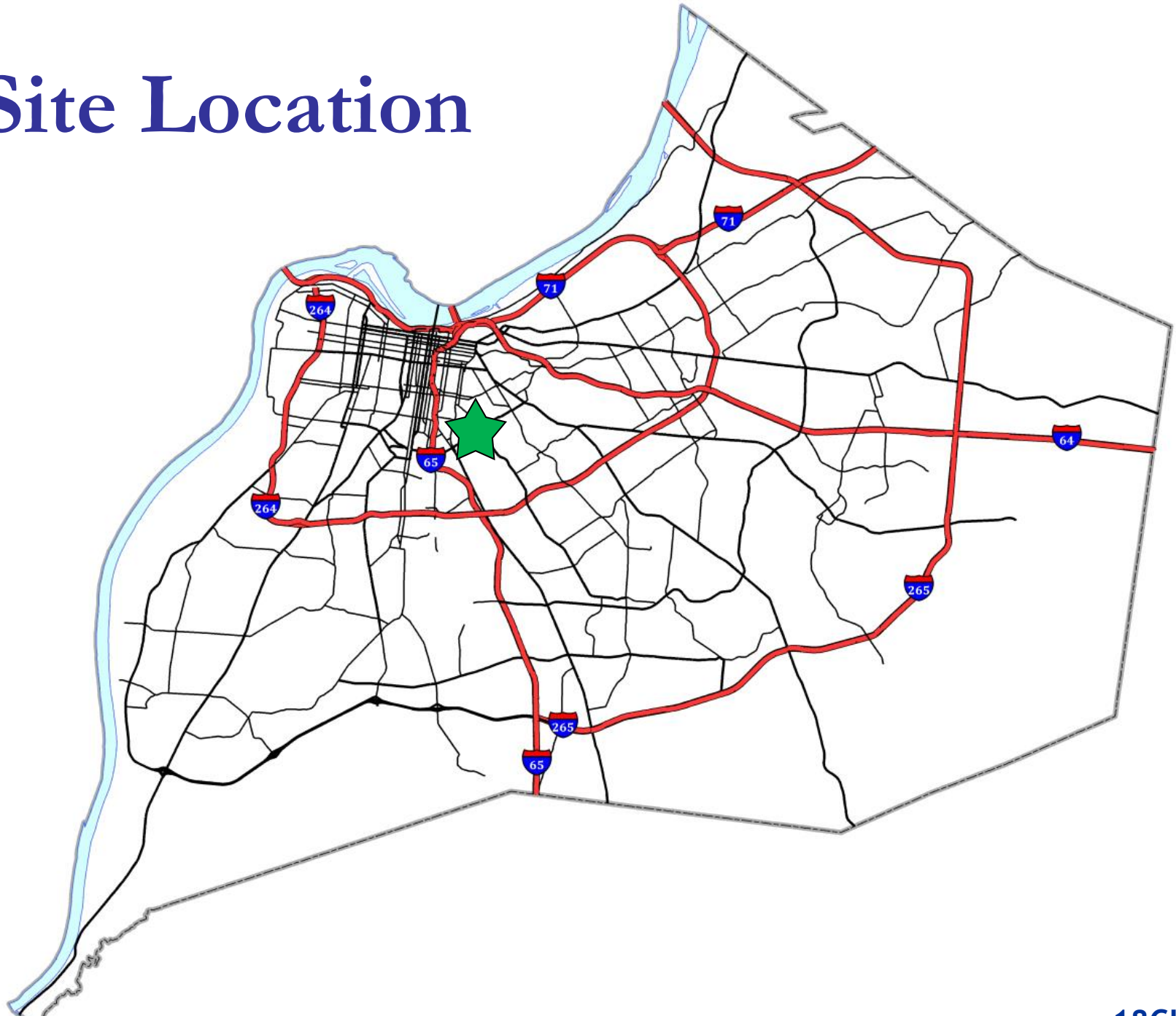
**Steve Hendrix, Planning Coordinator**

**May 20, 2019**

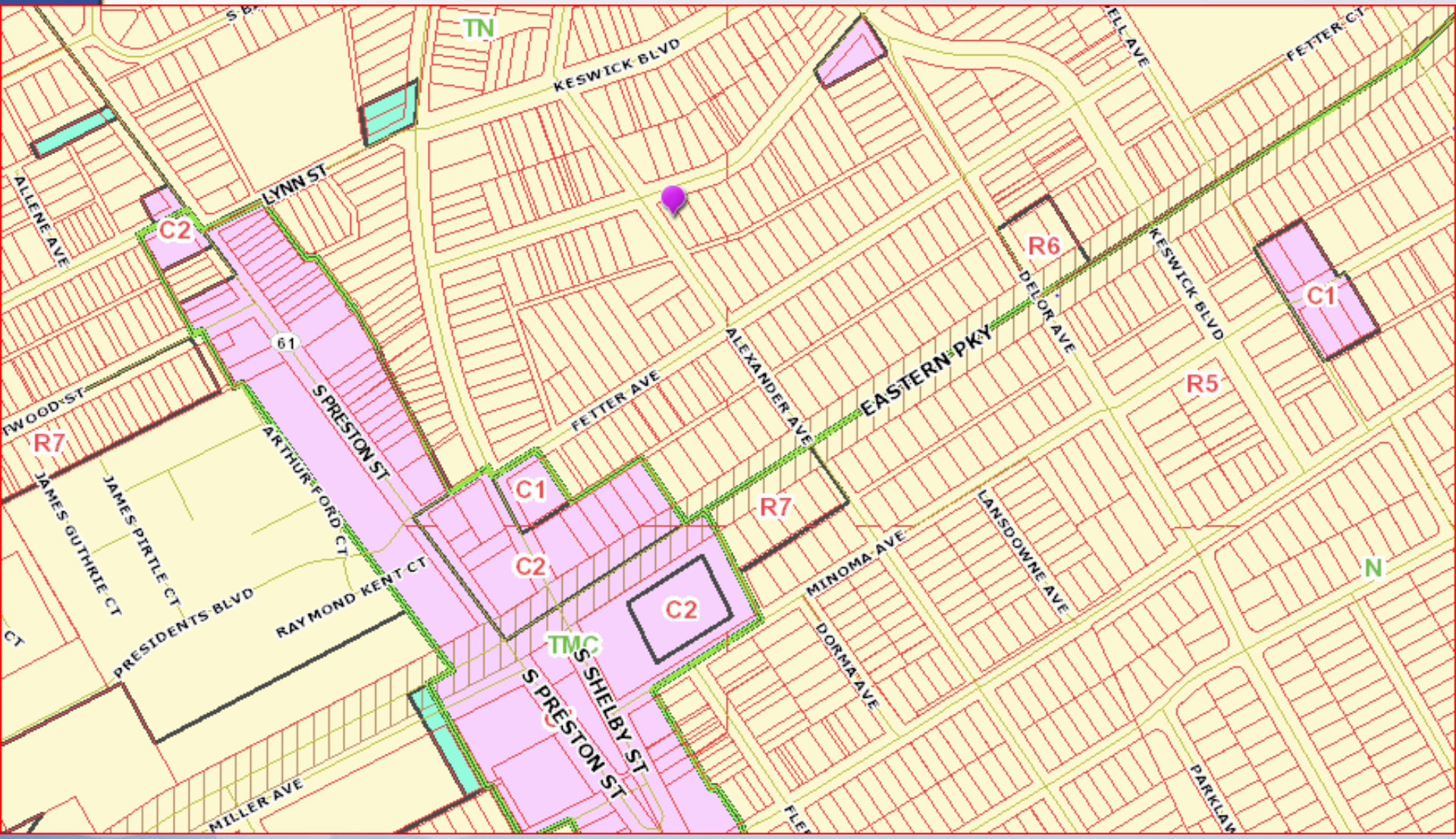
# Request

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

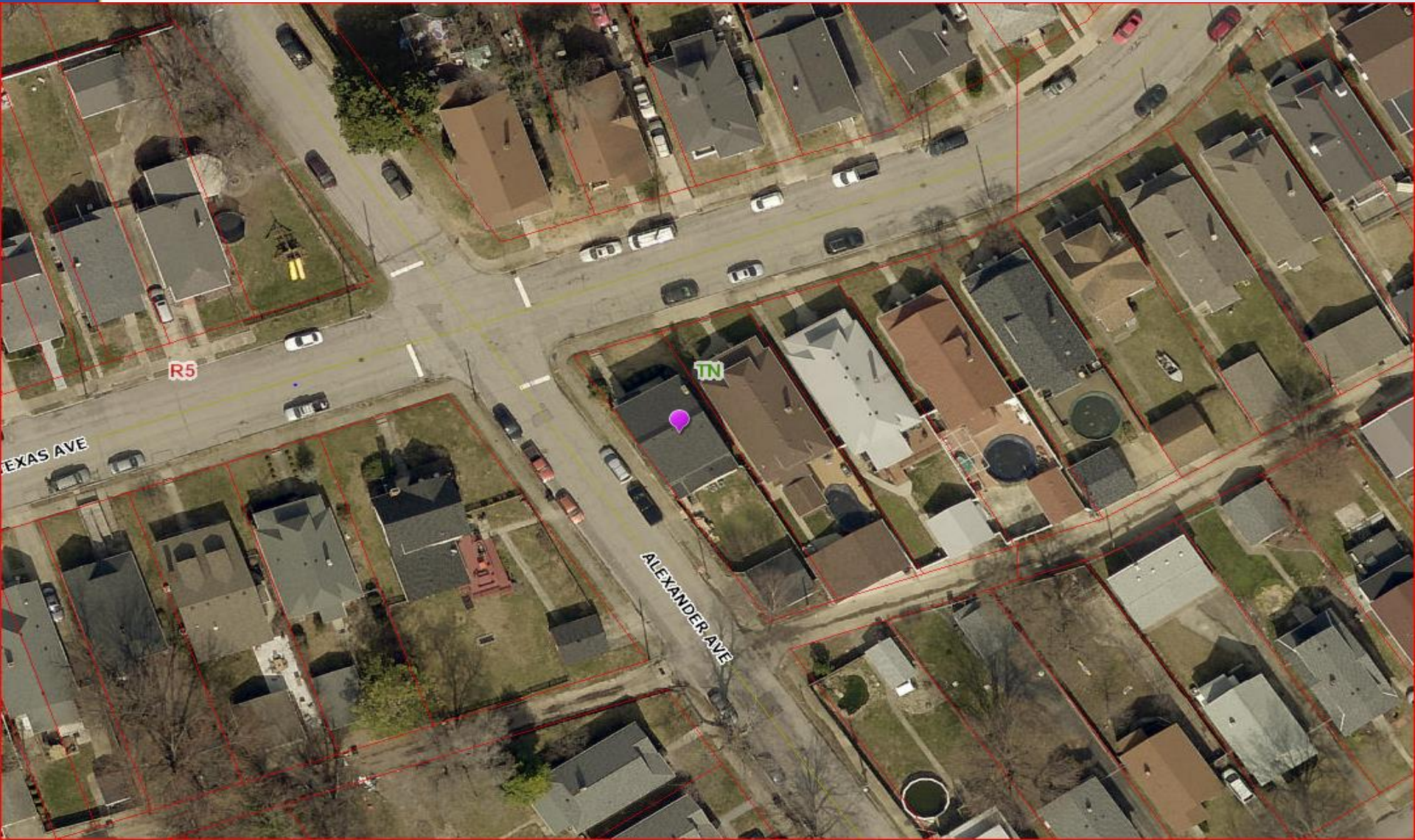
# Site Location



# Zoning Map



# Aerial Map



# Case Summary / Background

Zoned R-5, Residential Single -Family District

Traditional Neighborhood Form District

Schnitzelburg neighborhood

0.102 acres

4 Bedrooms which would allow for 10 guests.

2 parking credits along Texas Avenue

Approximately 6 parking credits along Alexander Drive which is the preferred side to park as per neighborhood meeting .

2 car garage.

Residential uses adjacent

Neighborhood Meeting on February 5, 2019, with 4 people in attendance. Discussion included the electrical & HVAC permits, privacy fence, occupancy rate, management, rules and parking.

**Existing Short Term Rental within 600 feet at 933 Keswick Boulevard, 17CUP1003, June 5, 2017.**

# Front of property



# Adjacent property to the east



05/02/2019 10:08



# House across Alexander Avenue



05/02/2019 10:07

# House across Texas Avenue



# Looking east down Texas Avenue



05/02/2019 10:08

# Looking down Alexander Avenue toward Eastern Parkway



05/02/2019 10:07

# Garage



# Bedroom on first floor



# Bedroom



# Bedroom



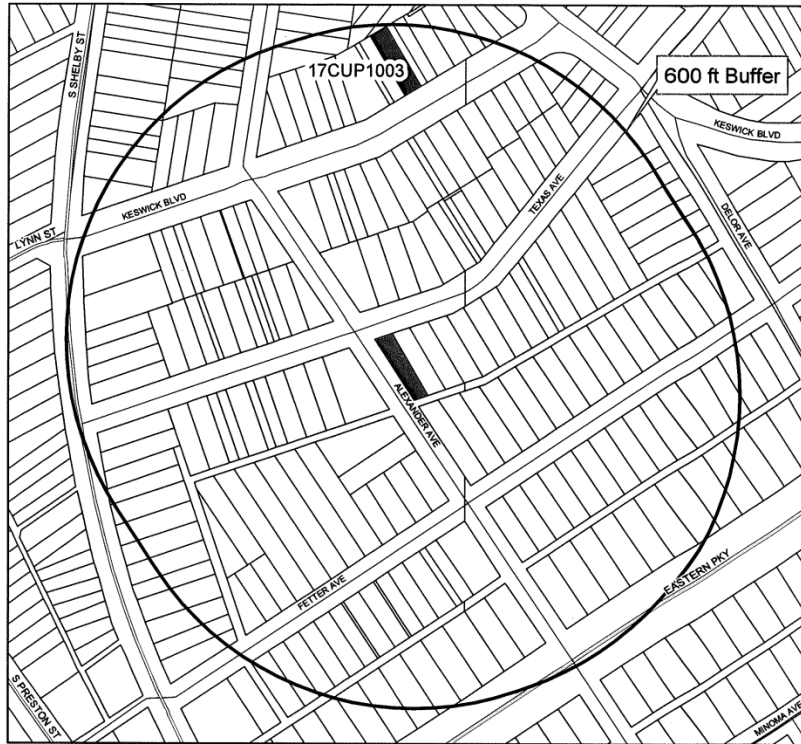


# Bedroom



# 600 foot radius

Map Created: 05/13/2019



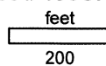
KRS 100.237  
 (6) When an application is made for a conditional use permit for land located within or abutting any residential zoning district, written notice shall be given at least fourteen (14) days in advance of the public hearing on the application to the applicant, administrative official, the mayor and city clerk of any city of the fifth or sixth class so affected within any county containing a city of the first class or a consolidated local government, an owner of every parcel of property adjoining the property to which the application applies, and such other persons as the local zoning ordinance, regulations, or board of adjustment bylaws shall direct. Written notice shall be by first-class mail with certification by the board's secretary or other officer that the notice was mailed. It shall be the duty of the applicant to furnish to the board the name and address of an owner of each parcel of property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.  
 (7) When any property within the required notification area for a public hearing upon a conditional use permit application is located within an adjoining city, county, or planning unit, notice of the hearing shall be given at least fourteen (14) days in advance of the hearing, by first-class mail to certain public officials, as follows:  
 (a) If the adjoining property is part of a planning unit, notice shall be given to that unit's planning commission; or  
 (b) If the adjoining property is not part of a planning unit, notice shall be given to the mayor of the city in which the property is located or, if the property is in an unincorporated area, notice shall be given to the judge/executive of the county in which the property is located.

## Legend

- Buffer
- Subject Site
- Approved



## Pre-App Map Case # 18CUP1199



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# 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.

# 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)