

# 17CUP1063

## 4310 Hannah Avenue



Louisville Board of Zoning Adjustment Public Hearing

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November 6, 2017

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner

# Case Summary/Background

- As the property is not the primary residence of the host, a Conditional Use Permit is required
- Located on Hannah Avenue south of Durrett Lane, a street with 13 single-family residences which dead-ends at Male High School property
- Developed with a single-family residence with four bedrooms; LDC regulations permit up to 12 guests
- On-street parking is available; up to six additional spaces are available on the driveway and in the detached garage
- Staff has received comments which have been forwarded to BOZA members; neighborhood meeting was held on October 25, 2017

# Zoning / Form District

## Subject property

- R-5 Single-Family Residential/ Neighborhood

## Adjoining properties

- **North:** R-5 Single-Family Residential/Neighborhood
- **South:** R-5 Single-Family Residential/Neighborhood
- **East:** R-5 Single-Family Residential/Neighborhood
- **West:** C-2 Commercial/ Suburban Mktplace Corridor





# Land Use

## Subject Property

- Existing: Single-family residential
- Proposed: Single-family residential with short-term rental

## Surrounding Properties

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Office Condominiums



# Site Photos



Subject Property



# Site Photos



Subject Property Rear

# Site Photos



Adjoining to North



# Site Photos



Adjoining to South



# Site Photos



Across Street

# 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 a dwelling unit that is not the primary residence of the owner in an R-5 Residential Single-Family zoning district
- 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.