

# 16CUP1086 1518 Highland Avenue



**Louisville Board of Zoning Adjustment Public Hearing**

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# Request

- Conditional Use Permit to allow short term rentals on property in an R-5B Residential Two-Family zoning district that is not the primary residence of the owner

# Case Summary/Background

- Site developed with two structures, one single-family and one duplex, with a total of three bedrooms
- PVA lists two addresses for site; duplex has been granted non-conforming status
- LDC permits six persons per bedroom on site for a total of 18 persons
- Site entitled to credit for one on-street parking space; no on-site parking available
- No structures front Rubel Avenue, the nearest cross-street
- Site adjoins apartments, condominiums, duplexes and single-family residential uses



# Zoning/Form District

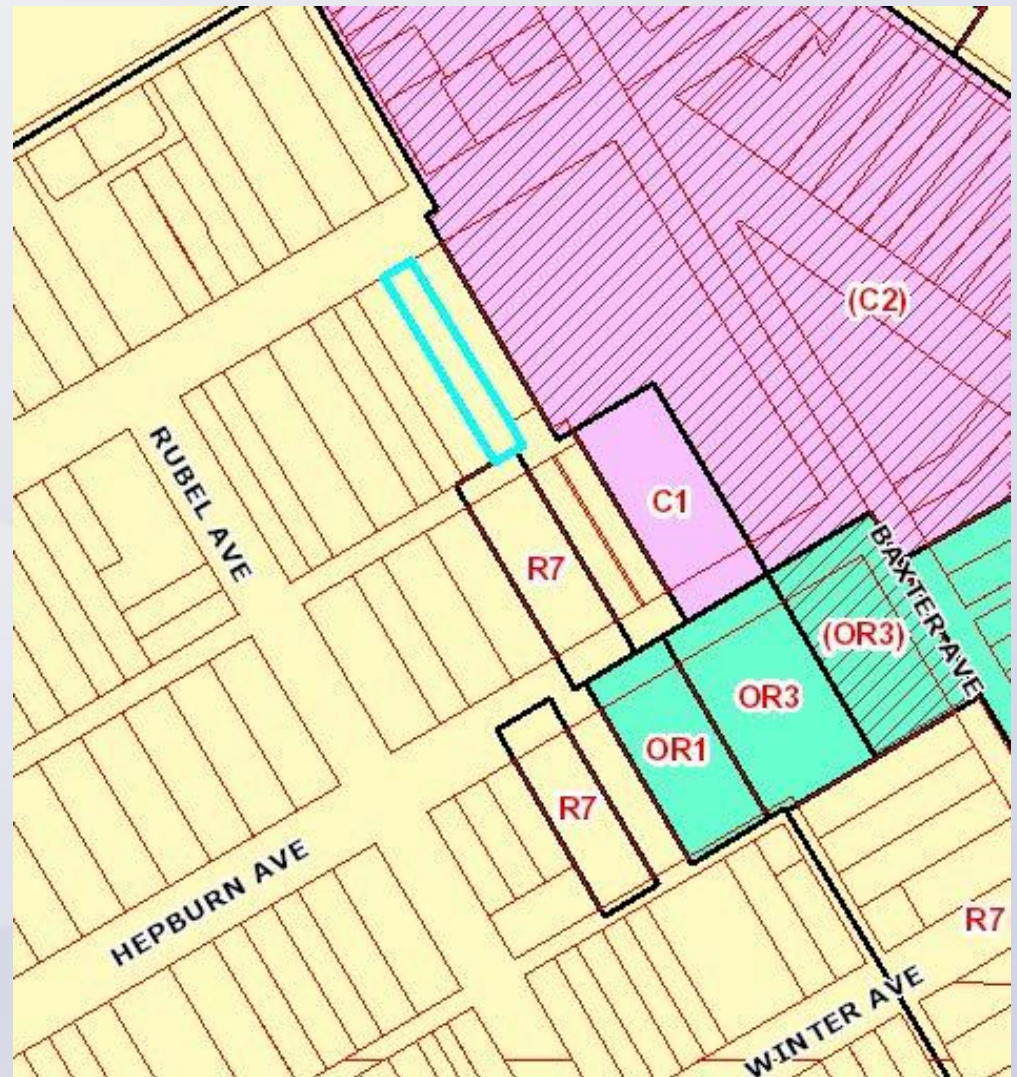
## Traditional Neighborhood Form District

### Subject Site:

- Existing: R-5B
- Proposed: R-5B

### Surrounding Sites:

- North: R-5B
- South: R-5B, R-7
- East: R-5B
- West: R-5B





# Aerial Photo/Land Use

## Subject Site

- Existing: Single-Family Residential/Duplex
- Proposed: Single-Family Residential/Duplex w/CUP for short-term rental

## Surrounding Sites

- North: Residential
- South: Residential
- East: Residential
- West: Residential





# Site Photos



1518 front (street view)



1518 rear (interior to site)



1518R front (interior to site)



1518R rear (alley view)



# Site Photos



Highland Ave. toward Rubel Ave.



Rubel Ave. from Highland Ave.



East into alley off Rubel Ave.



Duplex on left of alley

# Conclusion

- Based upon 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 a Conditional Use Permit.



# Required Action

## Approve or Deny:

- Conditional Use Permit to allow short term rentals on property in an R-5B Residential Two-Family zoning district that is not the primary residence of the host