

18CUP1128
1414 Winter Avenue



Louisville Board of Zoning Adjustment Public Hearing

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January 22, 2019

Request

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

Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a CUP is required
- Located on the south side of Winter Avenue between Edward Street and Rubel Avenue
- Adjoined by single-family residential uses
- The site is developed with a five bedroom single-family residence; up to 14 guests are permitted
- On-street parking is not permitted between 4:00pm and 6:00pm
 - The site has three paved spaces off rear alley; applicant will restrict guests to two vehicles per unit
- Neighborhood meeting was held on November 14, 2019

Zoning / Form District

Subject Site

Existing: R-5B/Traditional
Neighborhood

Proposed: R-5B/Traditional
Neighborhood w/short-term
rental CUP

All Surrounding Sites

R-5B/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

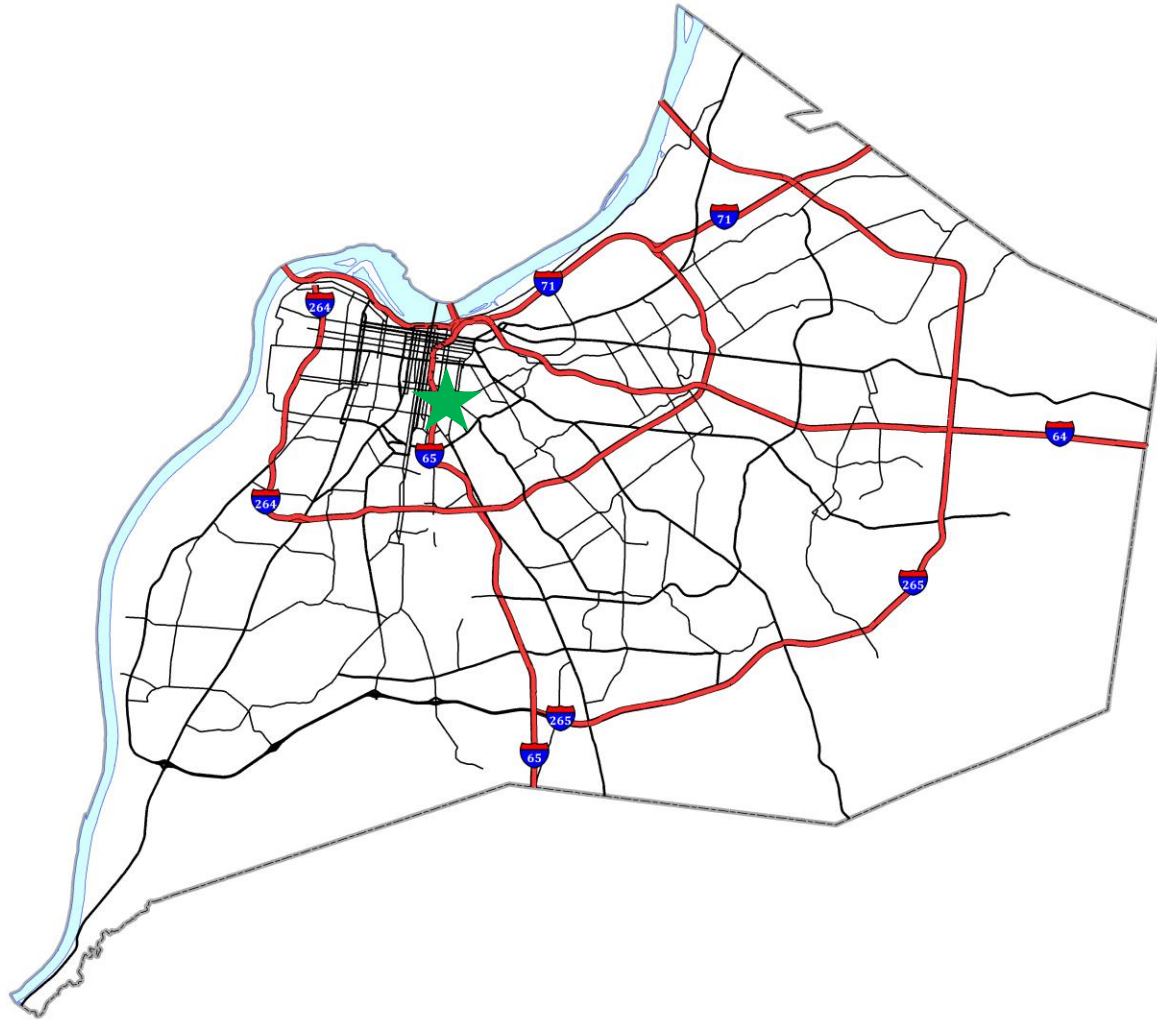
Proposed: Single-Family Residence
w/ CUP for short-term rental

All Surrounding Properties

Single-Family Residences



Site Location



Site Photo



Subject Site

Site Photo



Adjacent to East

Site Photo



Site Photo



Site Photo



01/03/2019 14:35

Site Photo



Rear From Residence

Site Photo



Rear Parking Area

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 dwelling units 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.