

18CUP1013

3613 Lexington Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

April 30, 2018

Request

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

Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a Conditional Use Permit is required
- Located at the intersection of Cornell Place and Lexington Road
- Adjoined by single-family residential and commercial uses
- CUP is requested for a one-bedroom apartment on the second floor
- LDC credits the 70 ft of property frontage on Cornell Place with three on-street parking spaces. Ten off-street parking spaces at the rear which will be available for guest use
- Neighborhood meeting held March 22, 2018

Zoning / Form District

Subject Site

Existing: R-7/Traditional Neighborhood

Proposed: R-7/Traditional Neighborhood
w/short-term rental CUP

Surrounding Sites

North: R-5/Traditional Neighborhood

South: R-7/Neighborhood

East: C-1/Town Center

West: R-4/Traditional Neighborhood



Land Use

Subject Property

Existing: Commercial/Residential

Proposed: Commercial/Residential
w/ CUP for short-term rental

Surrounding Properties

North: Single-Family Residential

South: Commercial/Residential

East: Commercial

West: Commercial/Residential



Site Photo



Subject Site

Site Photo



Adjacent to North

Site Photo



Adjacent to South

Site Photo



Across to West

Site Photo



Parking at Rear

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 in the TNZD 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.