

19CUP1060
1722 Fernwood Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

August 19, 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

- Located on Fernwood Avenue between Deerwood and Deer Park Avenues
- Accessory apartment (18CUP1165)
 - Principal residence on site must be occupied by owner
 - Number of tenants limited to two adults
- Adjoined by single-family residential uses and a vacant parcel
- One on-street parking space; one space off alley, adjacent to dwelling unit
- Neighborhood meeting held on May 9, 2019

Zoning / Form District

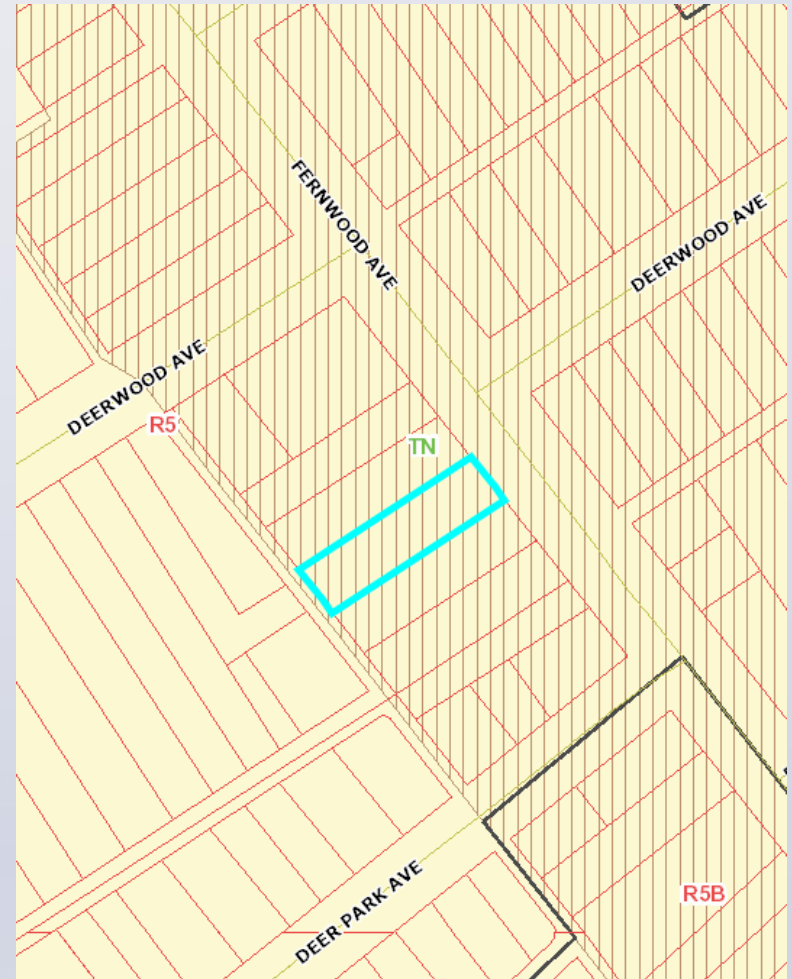
Subject Site

Existing: R-5 Multi-Family Residential/
Traditional Neighborhood

Proposed: R-5 Multi-Family Residential/
Traditional Neighborhood w/short-
term rental CUP

Surrounding Sites

R-5 Multi-Family Residential/
Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence
w/Accessory Apartment

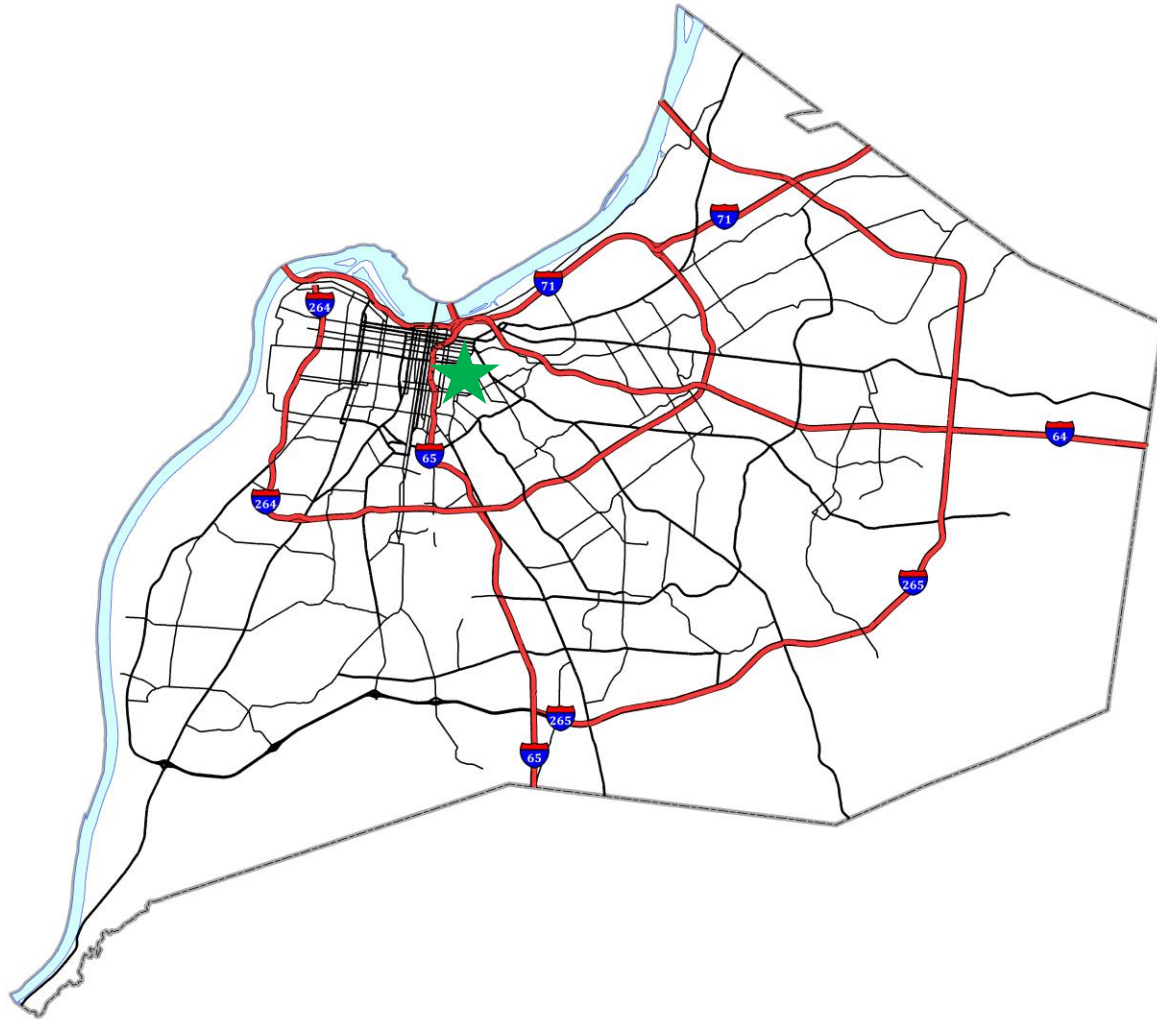
Proposed: Single-Family Residence
w/Accessory Apartment w/CUP
for short-term rental

Surrounding Properties

Single-Family Residential



Site Location



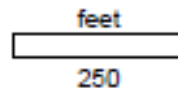
Map Created: 08/07/2019



Legend

-  Buffer
-  Subject Site
-  Approved

**Proximity Map
Case # 19CUP1060**



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



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 not the primary residence of the host (LDC 4.2.63)
- **Condition of Approval**
 1. Occupancy of the dwelling unit shall be limited to no more than two adult guests or a total of four persons.