

**19-CUP-0222**

**210 East Magnolia Avenue**



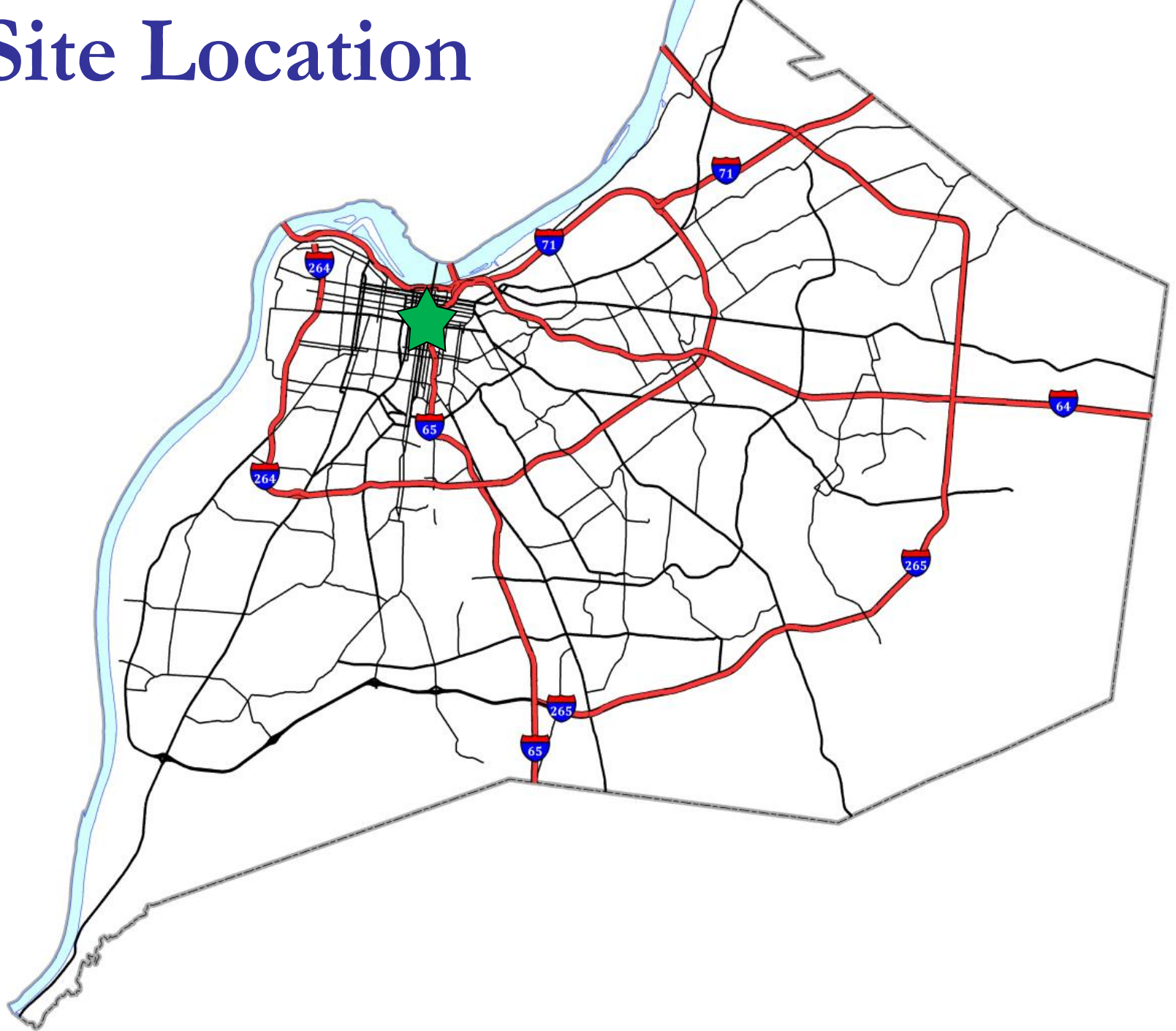
**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Steve Hendrix, Planning Coordinator  
January 13, 2020**

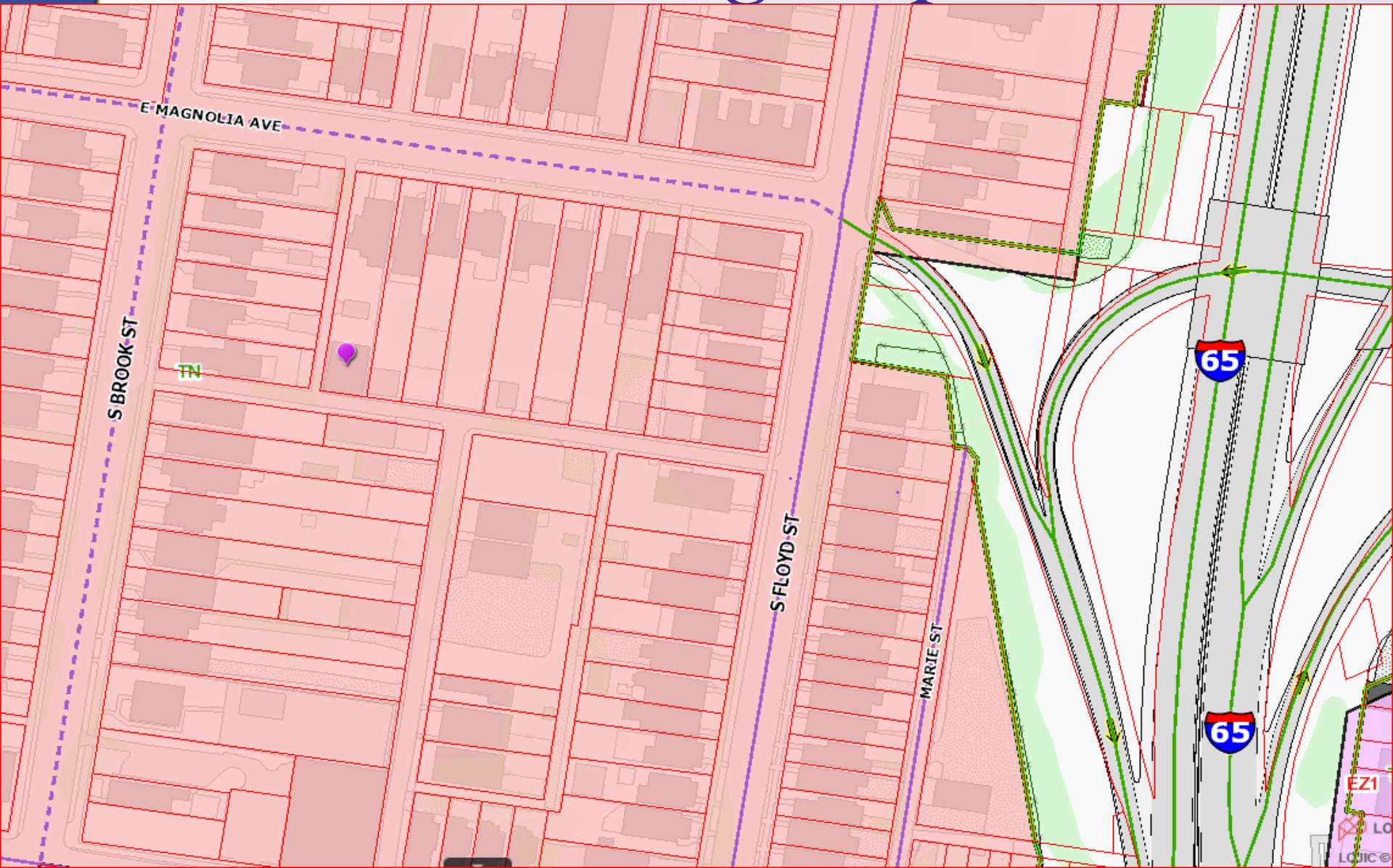
# Request

Conditional Use Permit to allow a short term rental of a single family dwelling and a proposed carriage house ( 2 dwelling units), in a Traditional Neighborhood Zoning District.(LDC 4.2.63).

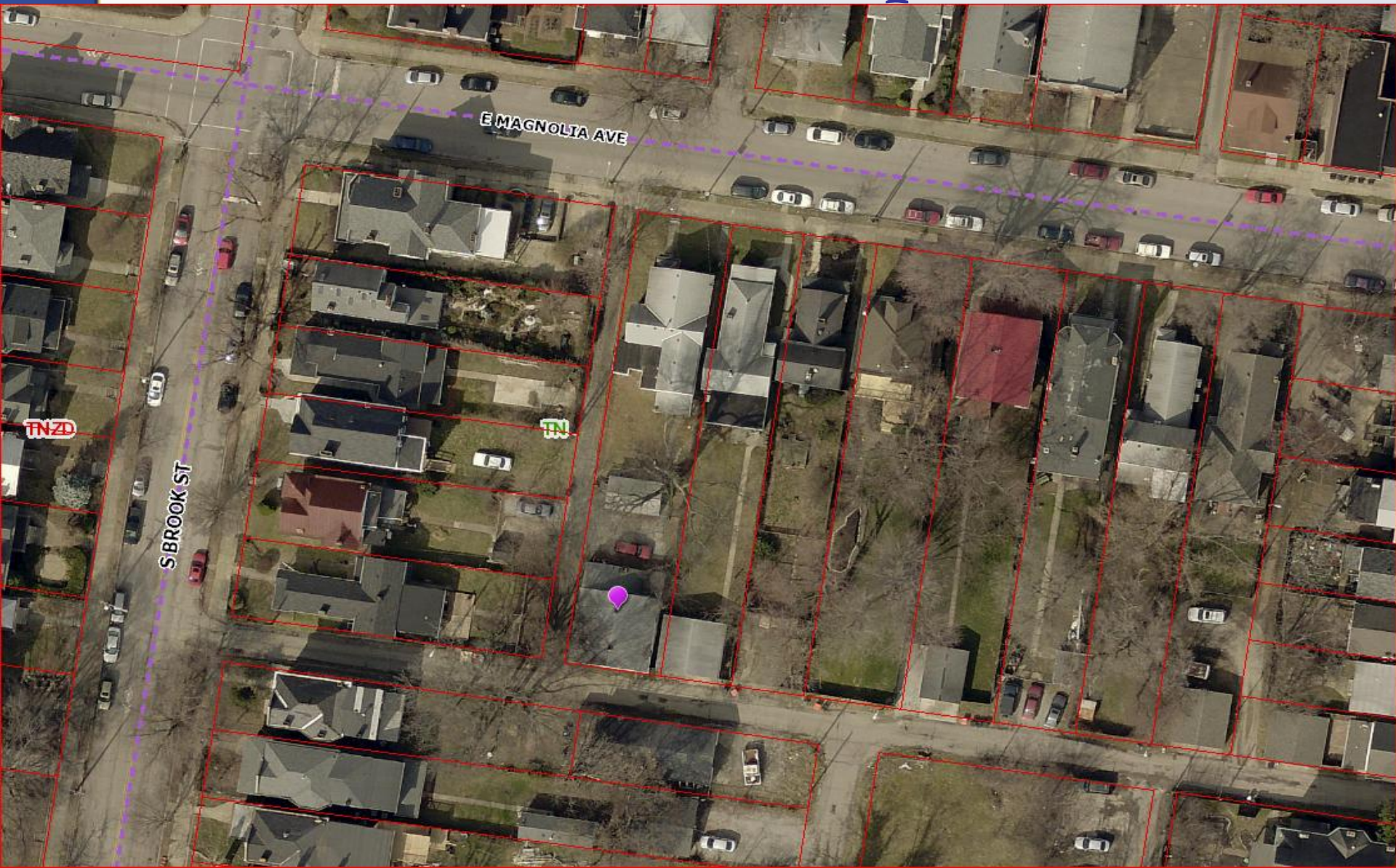
# Site Location



# Zoning Map



# Aerial Map





600 ft Buffer






17CUP1068

19CUP0138

18CUP1014

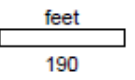
19CUP1071

**Legend**

-  Subject Site
-  Approved
-  Approved/Host
-  Pending
-  Buffer



**19-CUP-0222 Proximity Map**



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



# Front of the house



01/03/2020 13:31

# Houses across the street



01/03/2020 13:33



# Structure to the west



01/03/2020 13:32

# Houses to the east



01/03/2020 13:32

# Storage building & backyard



# Side Alley View



01/03/2020 13:41

# Rear Alley View



01/03/2020 13:39

# On site Parking



# Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.183 acres

1,733 square feet—main dwelling

3 Bedrooms--- main dwelling, 2 Bedrooms—carriage house,

12 Guests Total

Parking: 4 parking spaces on site off side alley, if doubled stacked, 40 feet of street frontage, 1 of 3 spaces in the proposed carriage house for guests.

Neighborhood Meeting on October 2, 2019, with 1 invitee in attendance who had no complaints or concerns.

The owner has agreed to the condition of maintaining primary residency at 210 East Magnolia Avenue.

# 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 Land Development Code for the requested Conditional Use Permit with the condition of approval of maintaining primary residency at 513 Belgravia Court.



# Required Action

## Approve or Deny

- Conditional Use Permit to allow short term rental of the main house and within a proposed carriage house in a Traditional Neighborhood Zoning District (LDC 4.2.63) with added condition of approval.
- Added Condition of Approval:

**The host of record for the short term rental shall maintain his or her primary residence in one of the two dwelling units on the subject property. In the event that the host establishes primary residence on another property he or she must immediately cease conducting short term rentals of both units on the subject property.**

**A new Conditional Use Permit shall be required to allow for short term rental of any unit on the property that is not the primary residence of the host.**