

**18CUP1131**  
**4261 Regina Avenue**



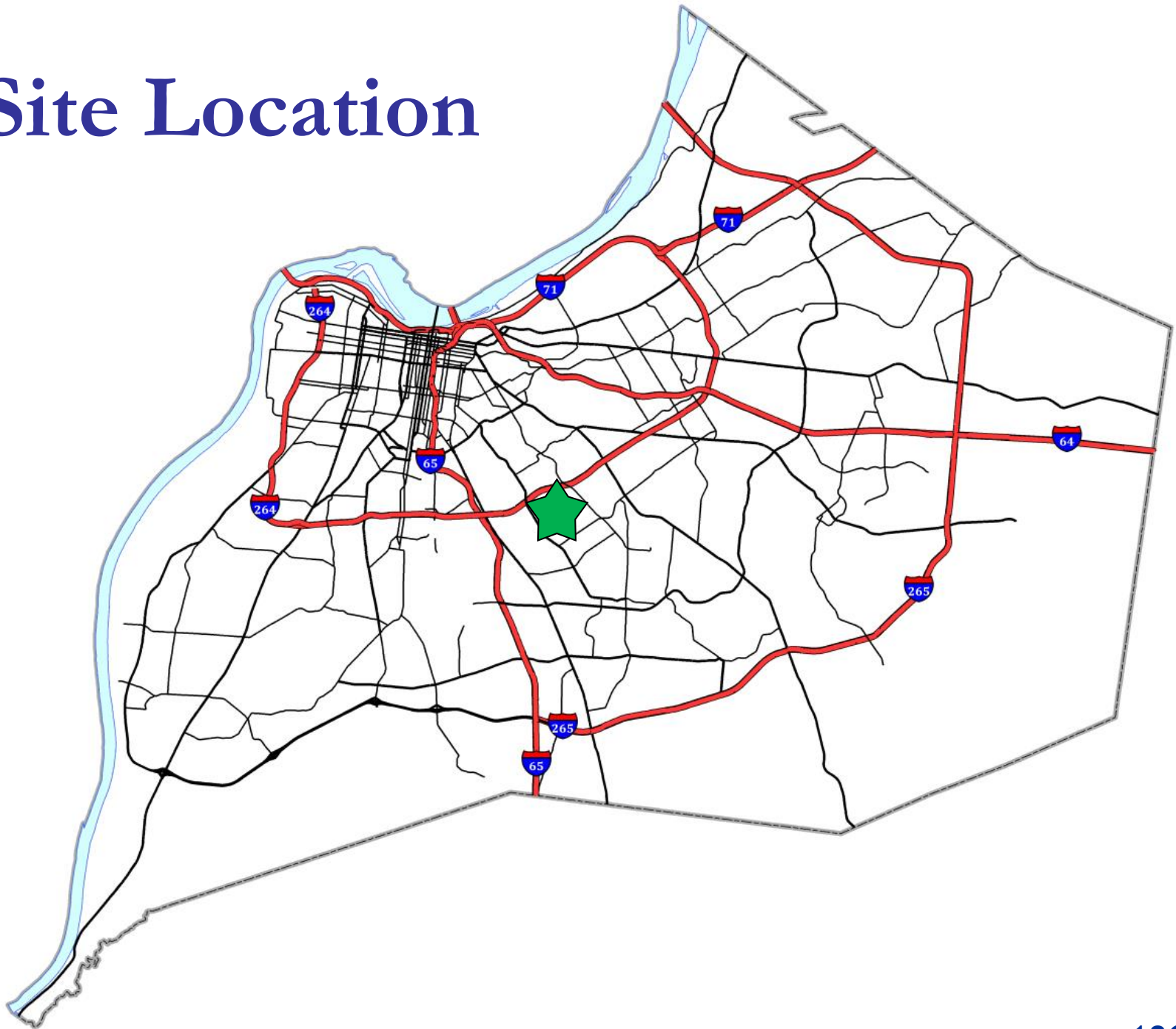
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Steve Hendrix, Planning Coordinator**  
**December 17, 2018**

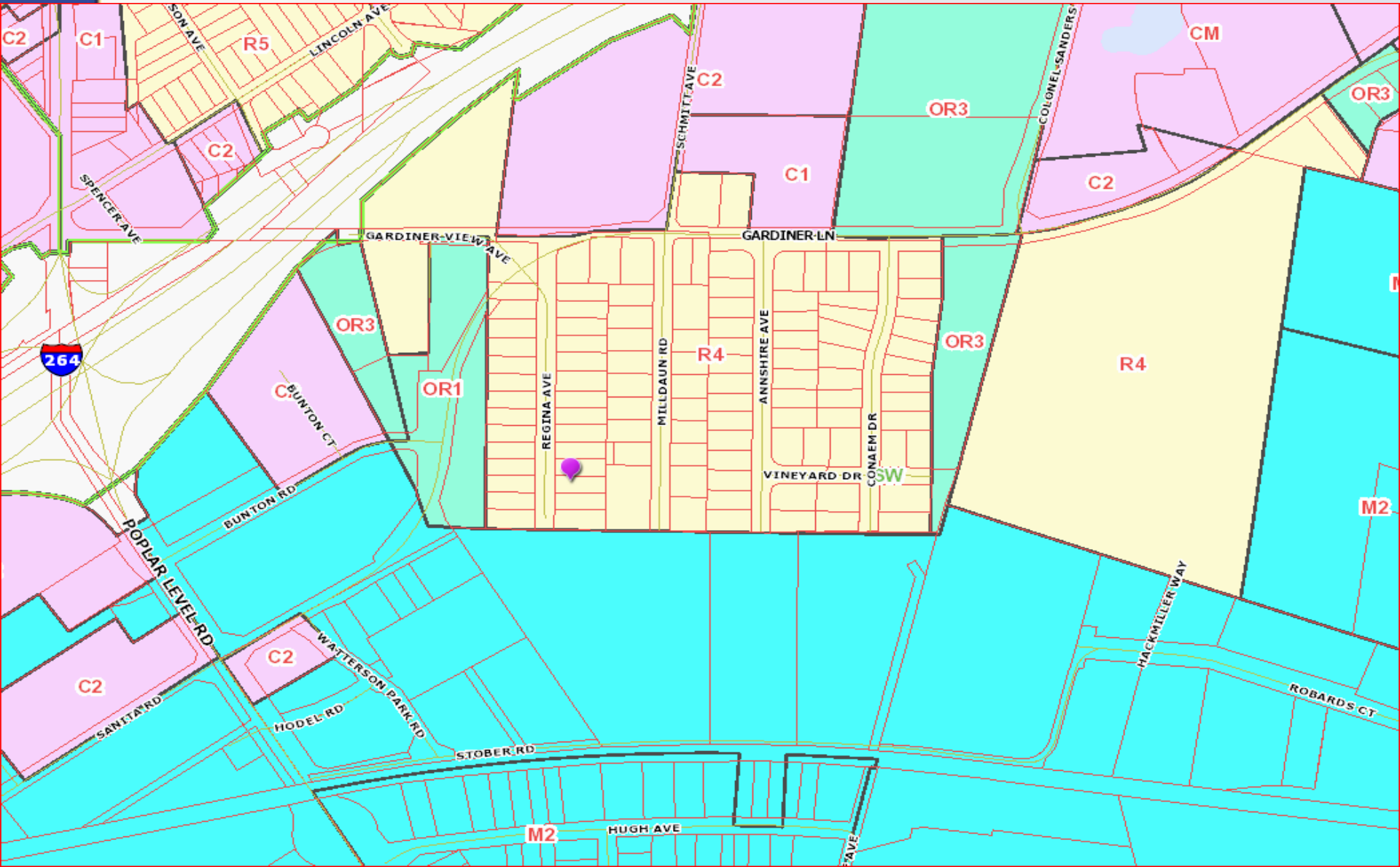
# Request

**Conditional Use Permit to allow a short term rental that is not the primary residence of the host. (LDC 4.2.63)**

# Site Location



# Zoning Map



# Aerial Map



# Case Summary / Background

Zoned R-4, Residential Single Family District

Suburban Workplace Form District

House built in 1953

City of Watterson Park

0.22 acres

3 Bedrooms

10 guests would be allowed

Parking only in the driveway

Two night minimum, No parties allowed

Residential uses on all sides

Neighborhood Meeting on November 24, 2018, with 19 people attending, there was opposition, concerns were strange cars, screening for child molesters, home security & decreased property values

# Front of the house



**PUBLIC HEARING  
BOARD OF ZONING  
ADJUSTMENT**

**4261  
REGINA AVE.**

**CASE #18CUP1131**

**DATE: DECEMBER 17, 2018**

**MONDAY 1:00 PM**

**514 WEST LIBERTY STREET  
OLD JAIL BUILDING**

THIS PROPOSAL MAY BE INSPECTED  
AT PLANNING & DESIGN SERVICES  
METRO DEVELOPMENT CENTER  
444 S. 7TH STREET, SUITE 200  
Hours 8:00 A.M. - 5:00 P.M.

**574-6230**

**12/07/2018 10:28**

# Driveway & houses to the south





# Houses to the north



12/07/2018 10:28

# Houses across the street



12/07/2018 10:28

# Conclusions

- The proposal meets the standard of review for the requested Conditional Use Permit.
- 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.

# 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)
  
- 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.
  3. Total number of guests will be limited to ten, (10).