

20-CUP-0114

1642 Lucia Avenue

October 26, 2020



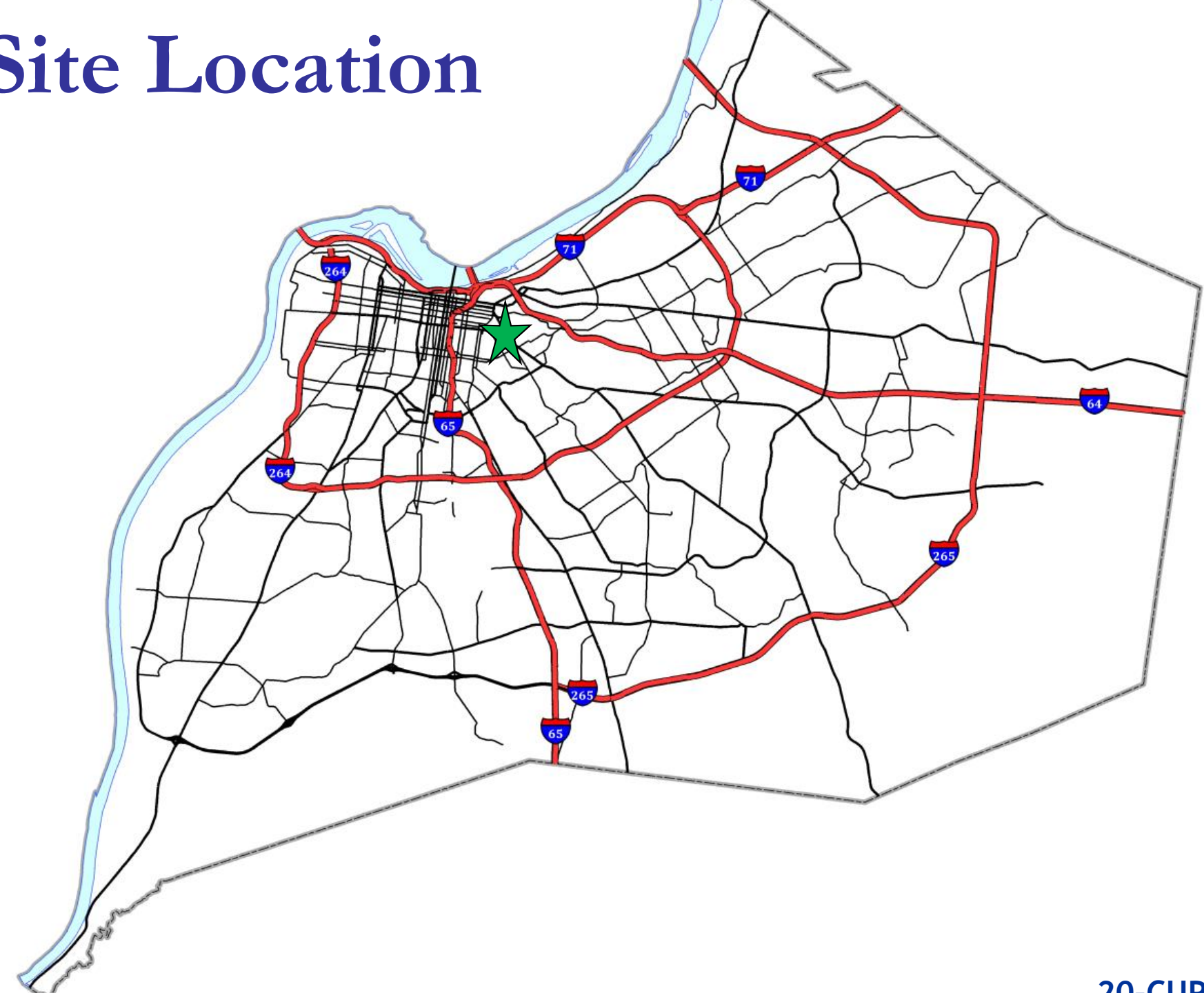
**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Steve Hendrix, Planning Coordinator

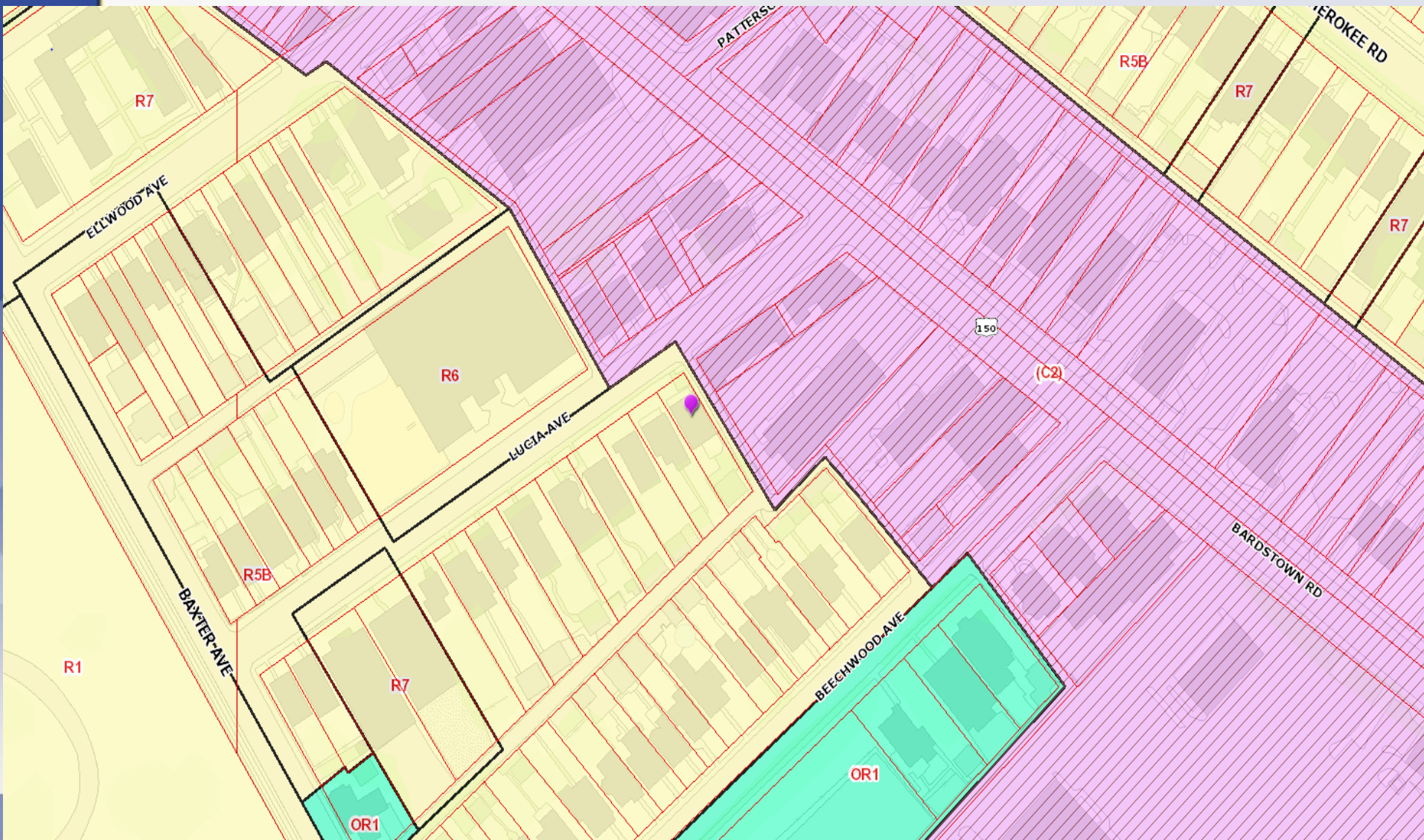
Request

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

Site Location

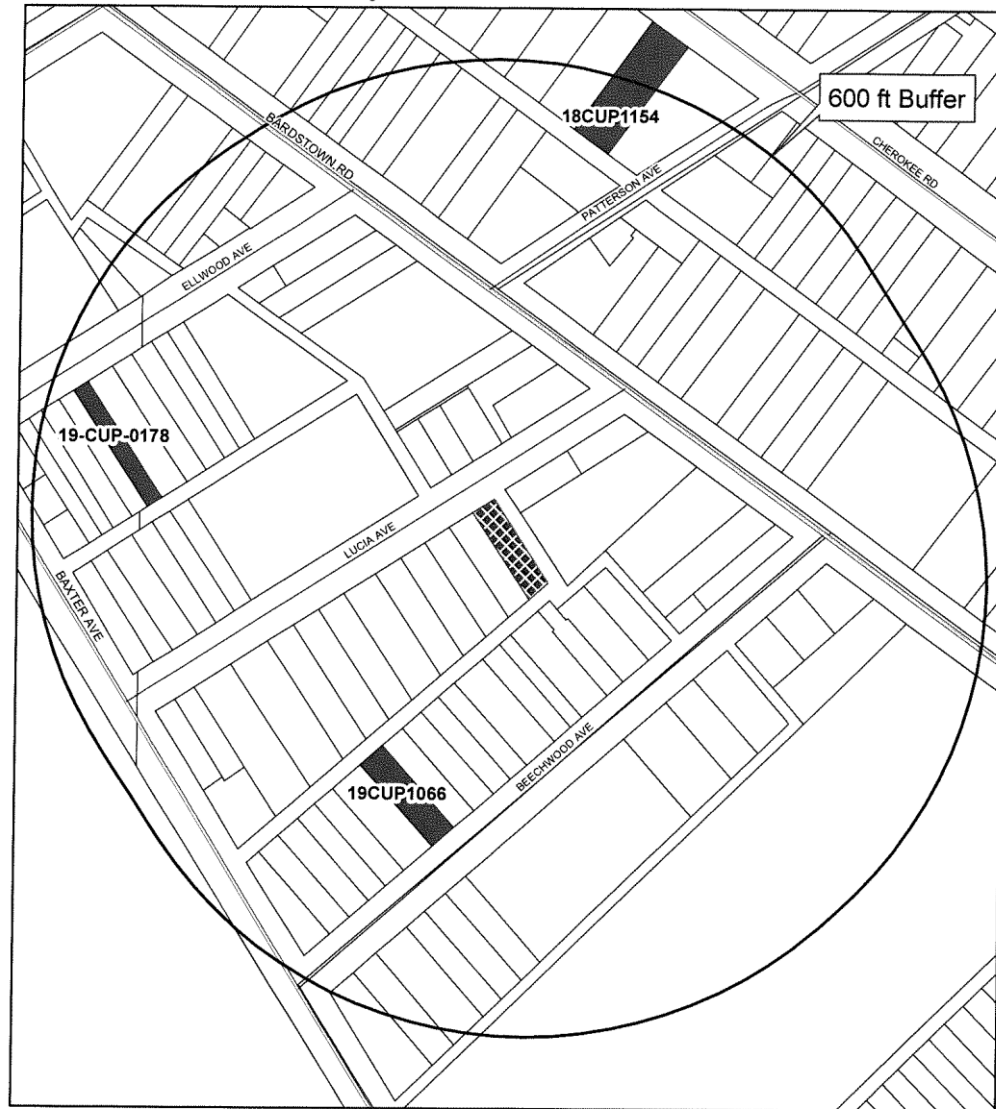


Zoning Map



Aerial Map



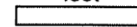


Legend

-  600ft Buffer
-  Subject Site
-  Approved

Proximity Map Case #20-CUP-0114

feet



175



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JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

Front of the house



Houses across the street



10/12/2020 12:18

Garage



10/12/2020 12:19

Rear Yard



10/12/2020 12:20

Garage / Side Alley



Garage/ Rear Alley



10/12/2020 12:20

Case Summary / Background

Zoned – R-5B

Traditional Neighborhood Form District

Tyler Park Neighborhood

0.109 acres

3,082 square feet

6 Bedrooms--- 14 guests allowed,

Parking: 2 car garage, 34 feet of street frontage

Neighborhood Meeting on August 3, 2020 with 2 people in attendance. Explanations were given about short term rentals.

No concerns were apparently raised.

3 Short Term Rentals within 600 feet.

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.

Required Action

Approve or Deny

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

The Conditional Use Permit for this short term rental shall allow up to 6 bedrooms. A modification of the Conditional Use Permit shall be required to allow additional bedrooms.