18CUP1179
112 Harlan Avenue

Louisville Metro Board of Zoning Adjustment
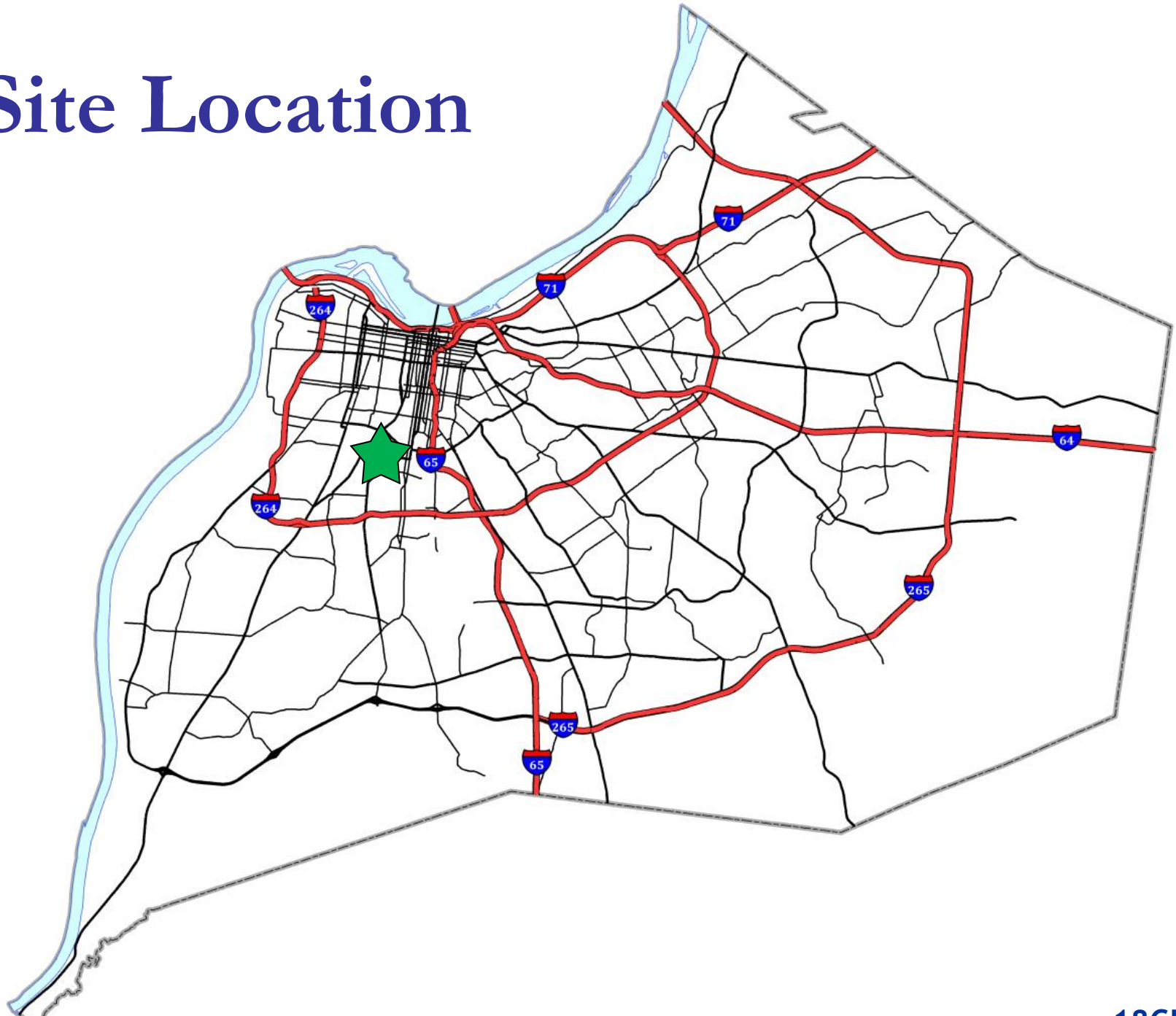
Public Hearing

Steve Hendrix, Planning Coordinator
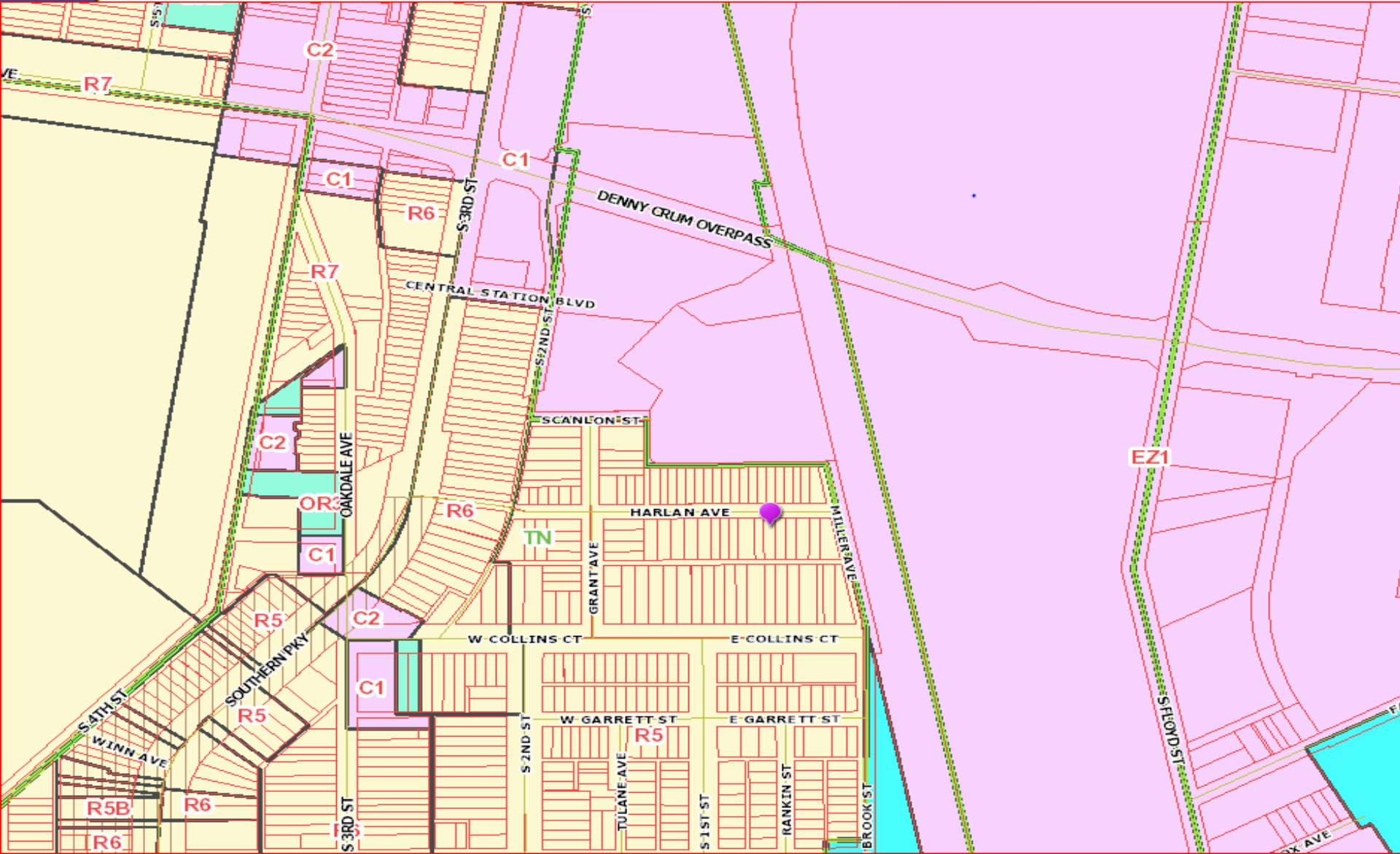
April 1, 2019

Request

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

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Site Location

Zoning Map

Aerial Map

Case Summary / Background

Zoned R-5

Neighborhood Form District

House is over 100 years old

Wilder Park neighborhood

0.099 acres

Submitted floor plans shows 4 bedrooms which would allow 12 guests.

Two parking spaces in front on Harlan Avenue

Two parking spaces at the rear of lot off alley.

Parties will not be allowed.

Residential uses adjacent

Neighborhood Meeting on January 30, 2019, but no one attended.

Front of the house

03/22/2019 09:33

Rear of the property

03/22/2019 09:37

Houses across the street

03/22/2019 09:34

Houses to the east

03/22/2019 09:34

Houses to the west

03/22/2019 09:34

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.

- The Board may add additional Conditions of Approval, such as the number of guests.

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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.

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