

18CUP1158
1421 Christy Avenue



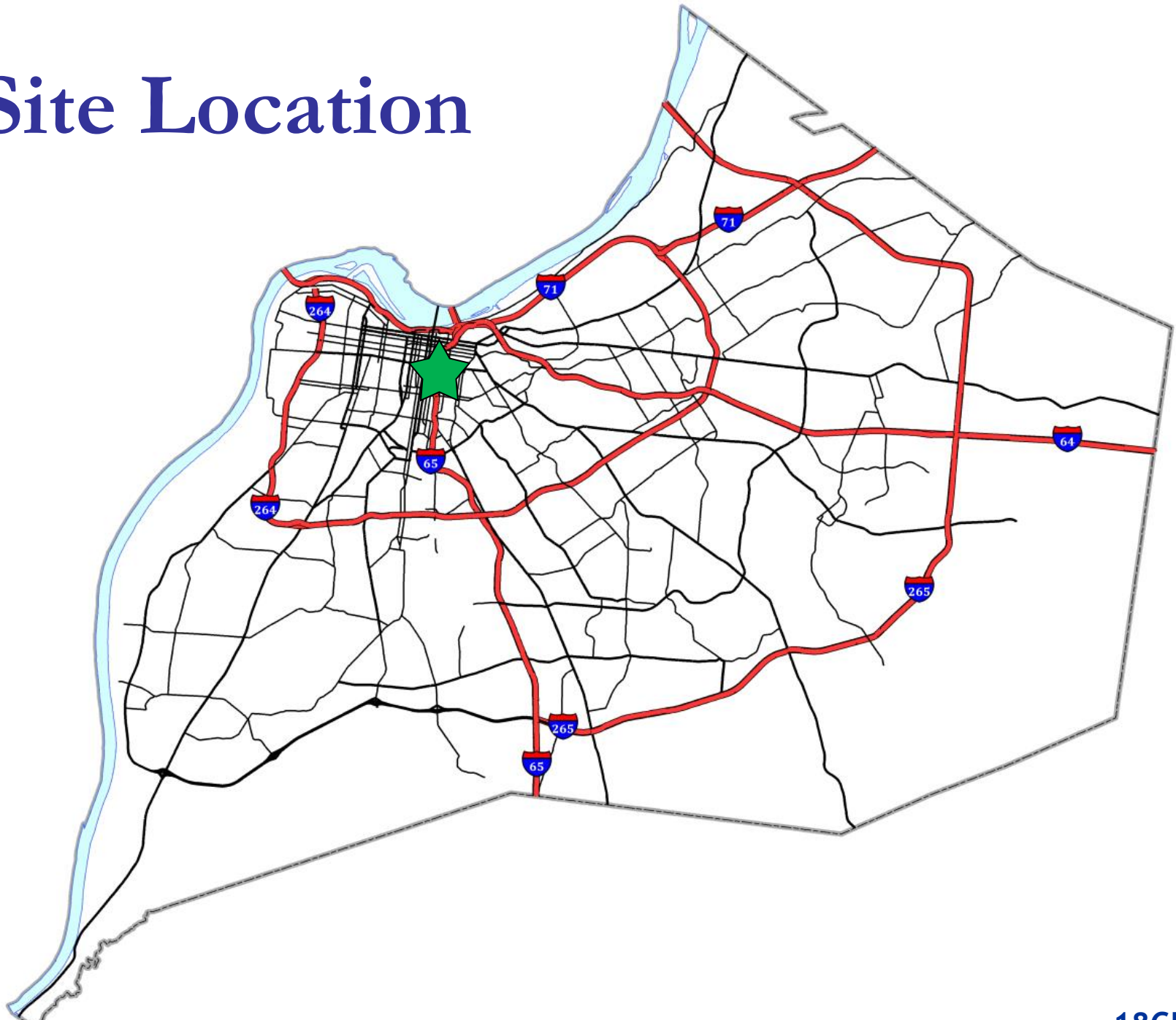
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
March 18, 2019

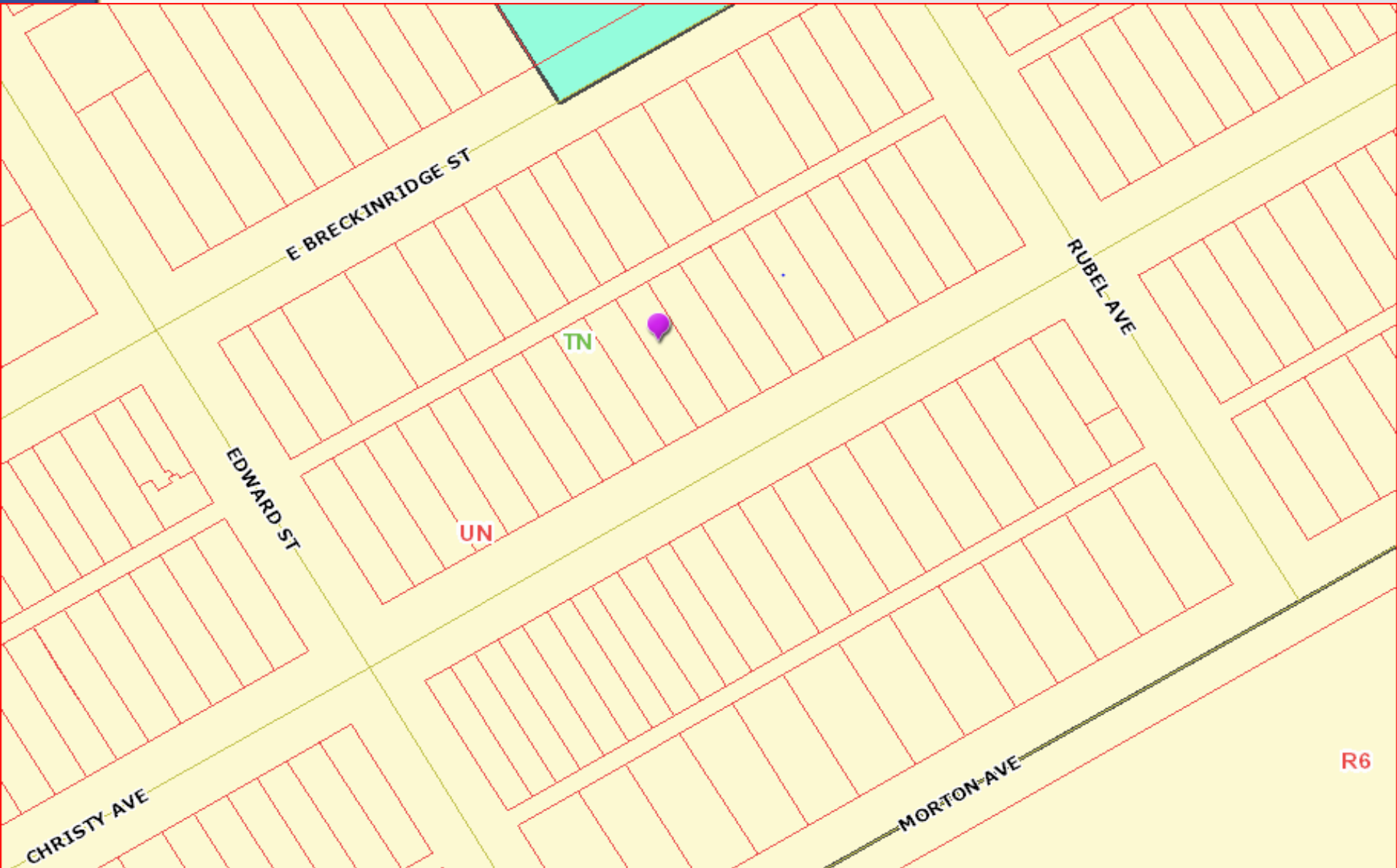
Request

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 UN, Urban Neighborhood

Traditional Neighborhood Form District

House built in 1900

Highland neighborhood, National Register District

0.06 acres

Submitted floor plans shows 4 bedrooms.

The applicant has stated that the total amount of guests will be 6.

One parking space in front of the lot.

One vehicle allowed per booking. (House Rules)

Parties will not be allowed.

Residential uses adjacent

Neighborhood Meeting on January 14, 2019, with 3 people attending, applicant states there was no opposition.

Front of the house



Rear of the property



Houses across the street (south)



03/01/2019 12:54

Houses to the east



03/01/2019 12:55

Houses to the west



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. The maximum number of guests permitted in the short term rental shall be the lesser of six (6) per unit or that permitted by the Louisville Metro Code of Ordinances.