

19-CUP-0235
101 West Ormsby Avenue



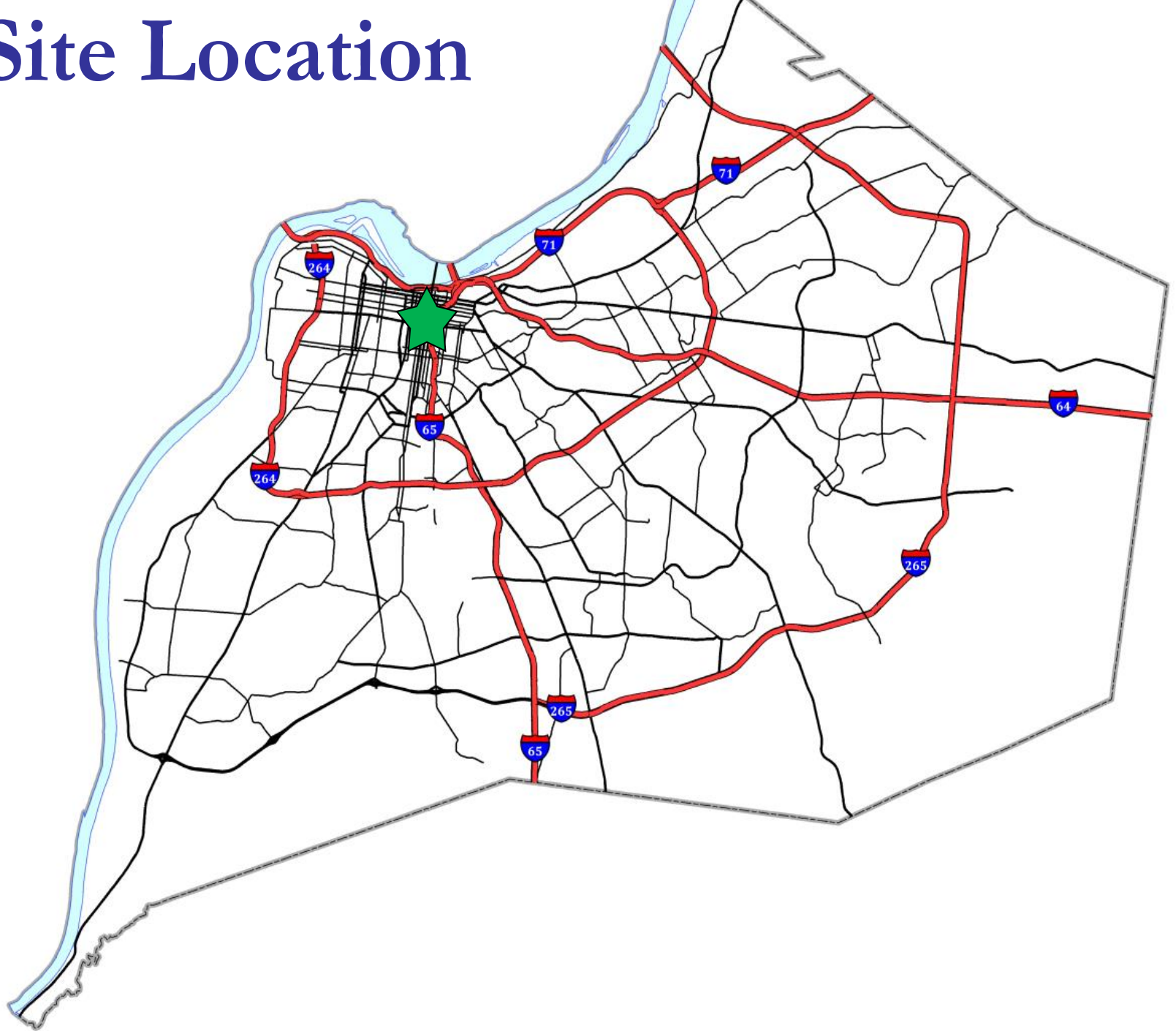
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
January 13, 2020

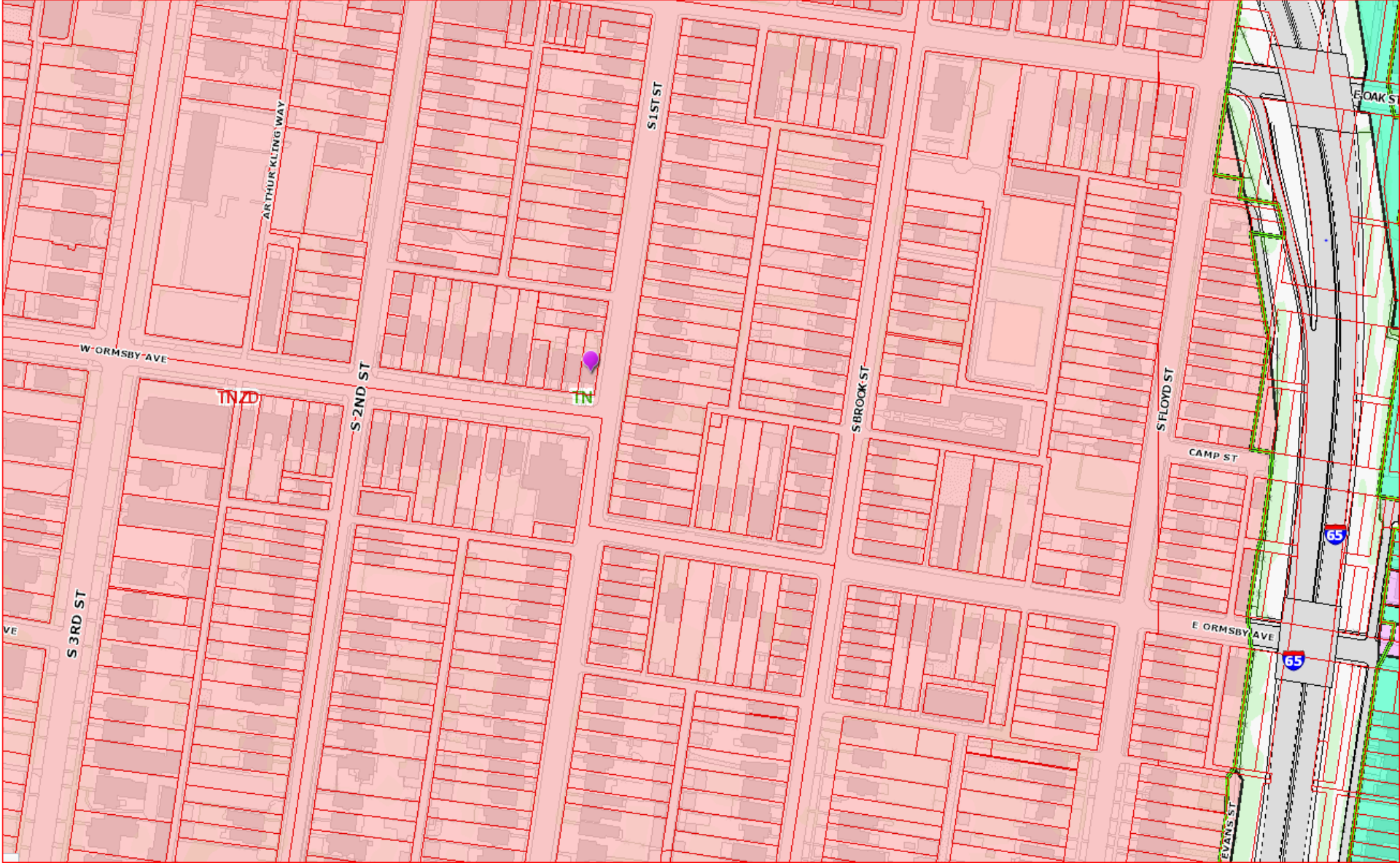
Request

Conditional Use Permit to allow a short term rental of a dwelling unit within the Traditional Neighborhood Zoning District. (LDC 4.2.63).

Site Location

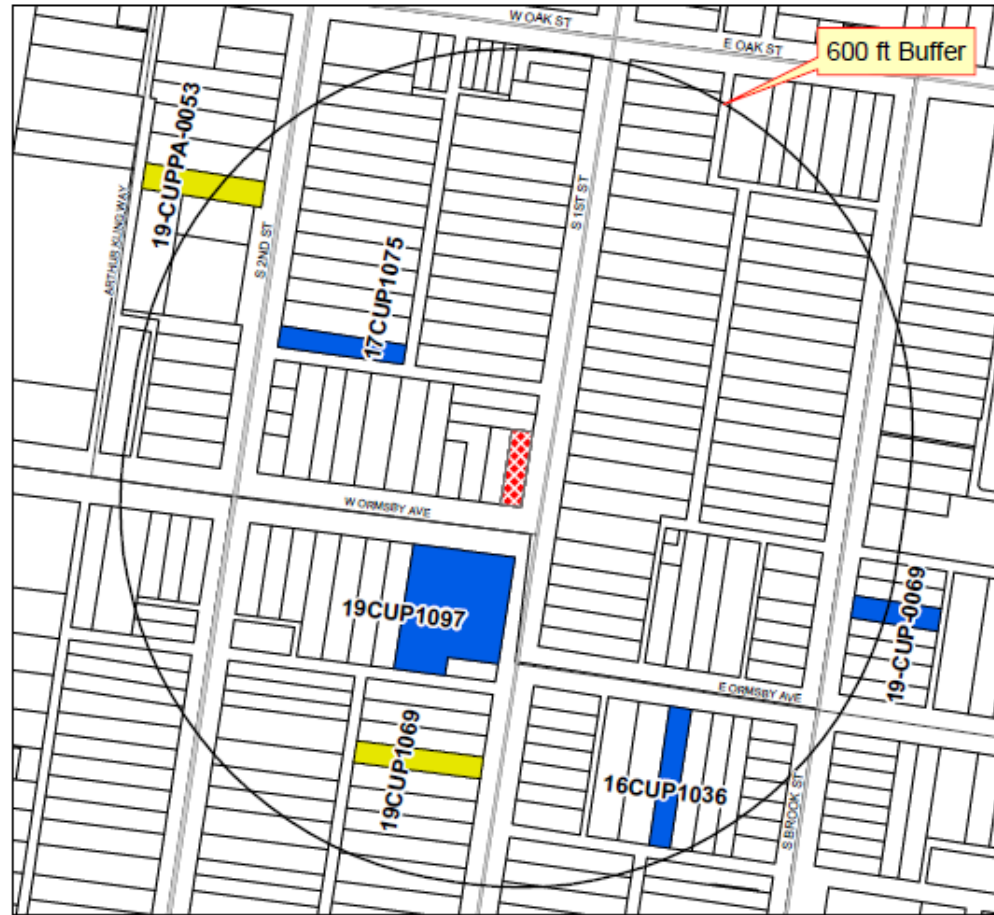


Zoning Map




Aerial Map

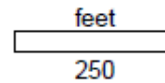




Legend

-  Buffer
-  Subject Site
-  Approved
-  Pending

**Formal Proximity Map
19-CUP-0235**



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



House to the west



Houses to the east across First Street



Structures across Ormsby Avenue



Parking Along Ormsby Avenue



01/03/2020 13:20

Parking along First Street



01/03/2020 13:19

Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.09 acres

3,234 square feet

3 Bedrooms--- 8 guests allowed

Parking: Along Ormsby Avenue and First Street

100 West Ormsby Avenue off the alley

Neighborhood Meeting on October 14, 2019, with 3 invitees in attendance, both immediate neighbors in support

The owner has agreed to the condition of maintaining primary residency at 101 West Ormsby 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 101 West Ormsby Avenue.

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of a dwelling unit within the Traditional Neighborhood Zoning District.
- Added Condition of Approval:
- The Host of record for the short term rental shall maintain his primary residence in the dwelling unit on the subject property. In the event that the Host establish primary residence on another property, he must immediately cease conducting short term rentals on the subject property. A new conditional use permit shall be required to allow short term rentals on the property that is not primary residence of the Host.