

18CUP1211
1019 Lydia Street



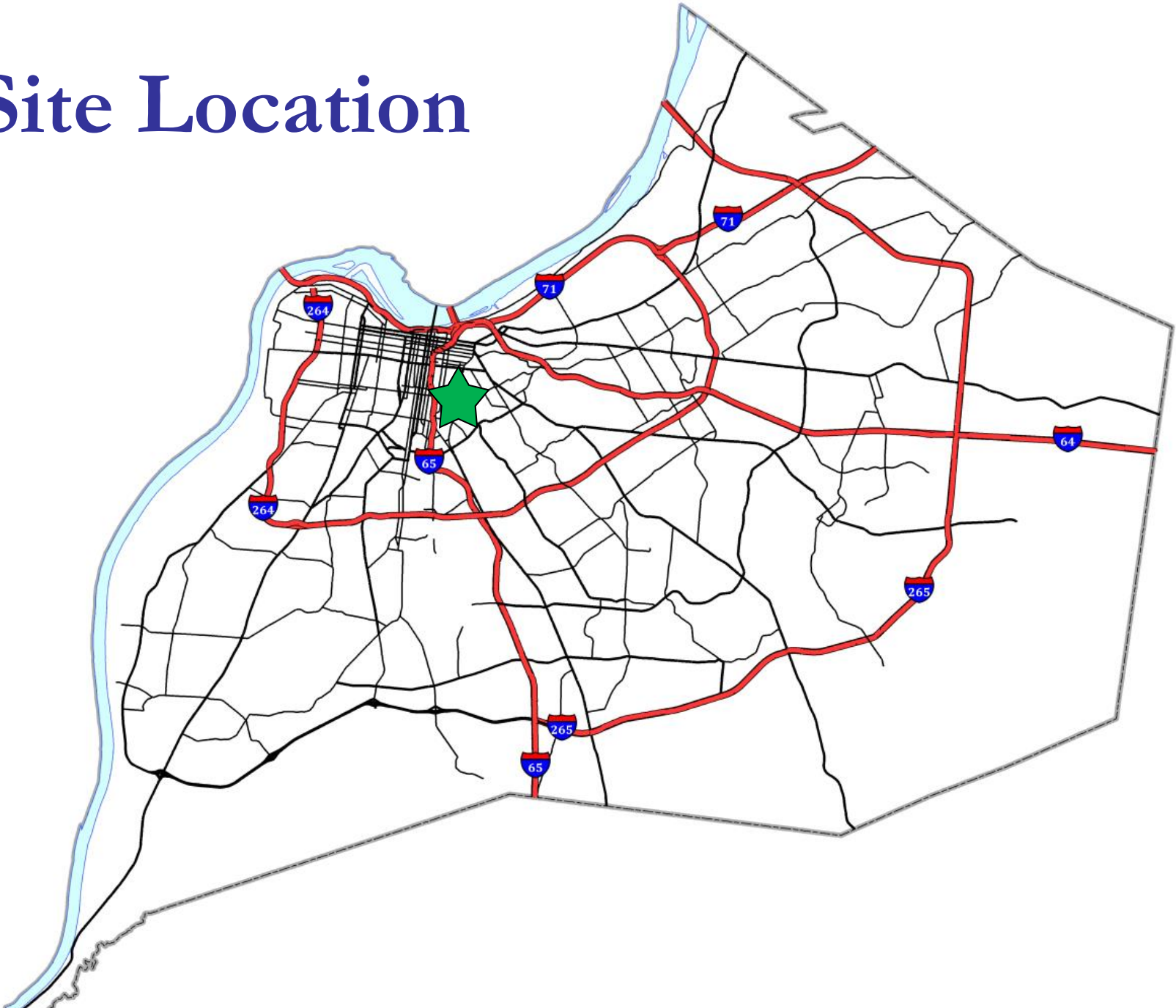
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
May 6, 2019

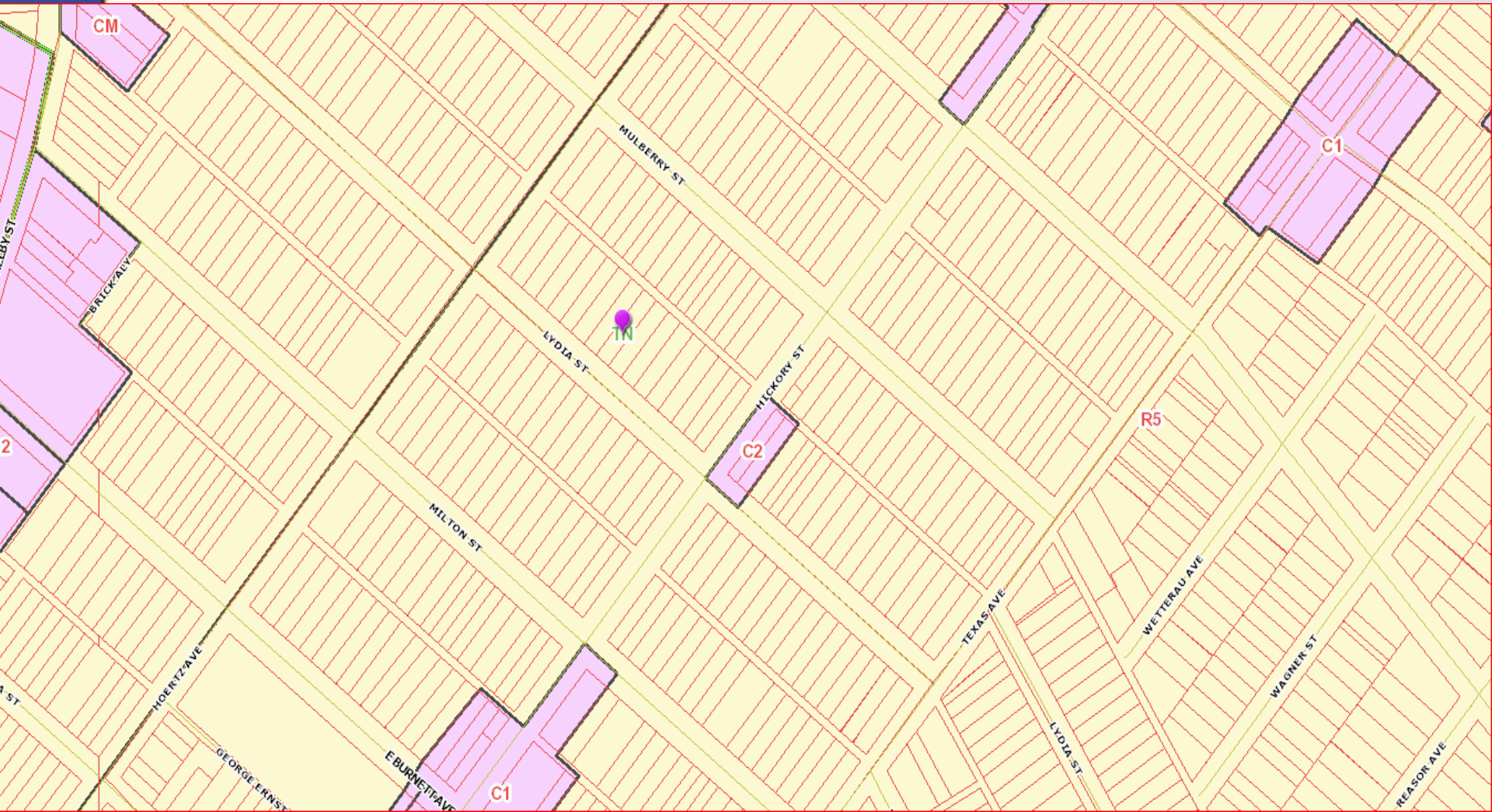
Request

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

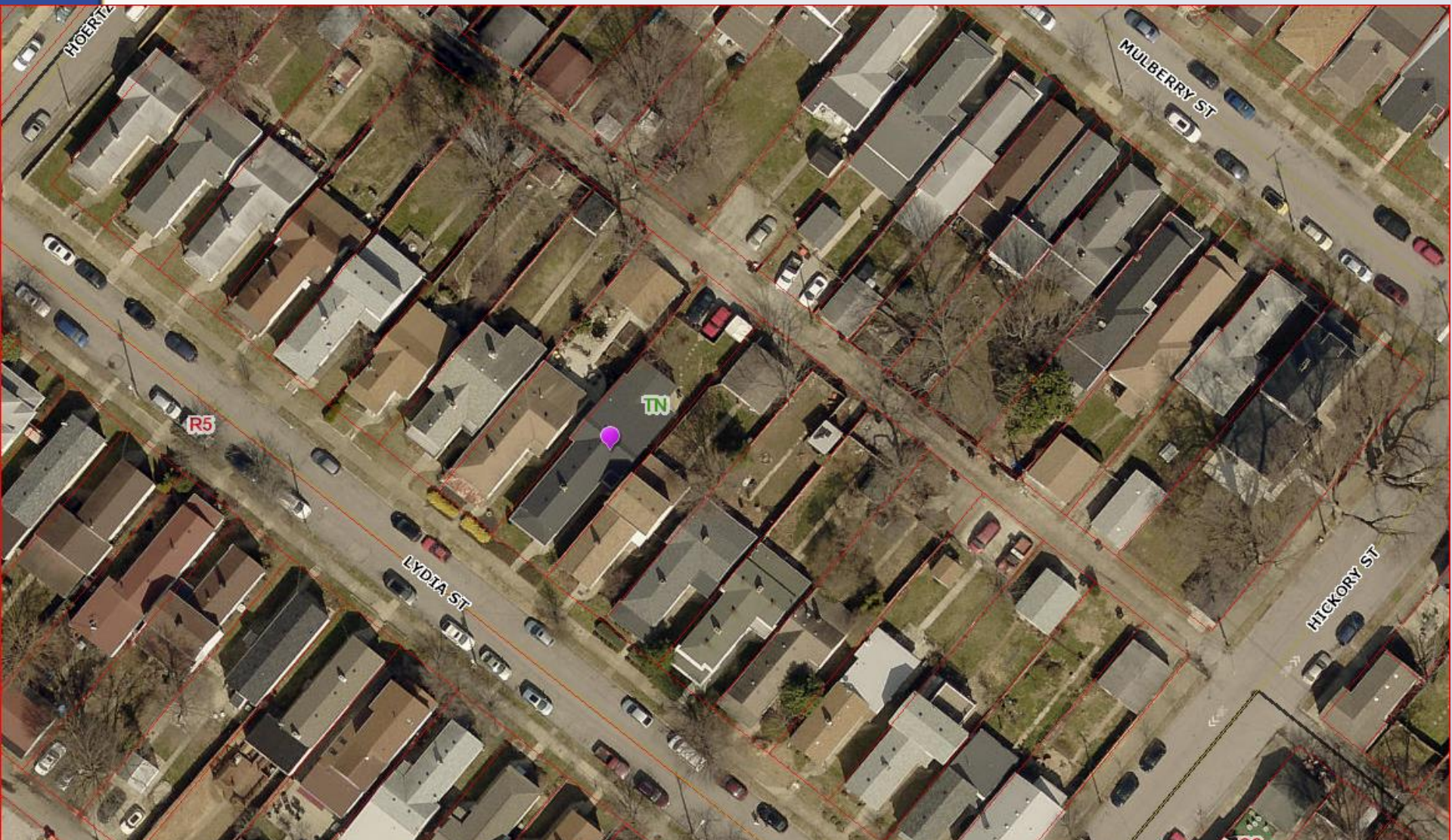
Site Location



Zoning Map



Aerial Map



Case Summary / Background

Zoned R-5

Traditional Neighborhood Form District

Schnitzelburg neighborhood

House has 3 bedrooms which would allow 10 guests.

One parking credit along Lydia Street

Two parking spaces at the rear of the property.

Residential uses are adjacent

Parties will not be allowed.

Neighborhood Meeting on February 21, 2019, and 3 people were in attendance. Concerns were contacting the host, yard maintenance and party prevention.

According to the applicant , the neighbors left with a positive attitude about the proposal.

Subject Site



House to the south



Houses across the street



View from alley



Conclusions

- The proposal appears to meet the standard of review for the requested Conditional Use Permit. (Bedrooms/Guests)
- 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.

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of a single family dwelling that is 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.