

17CUP1117
3818 Southern Parkway



Louisville Board of Zoning Adjustment Public Hearing

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February 18, 2019

Request

- Conditional Use Permit to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- As neither unit is the primary residence of the host, a Conditional Use Permit is required
- Bounded by Southern Parkway on the south and S. 4th Street on the north, between W. Collins Court and Winn Avenue
- Adjoined by single- and multi-family residential, a church and Churchill Downs
- Non-conforming rights for a duplex have been established (18APPEAL1004)
- Each unit has two bedrooms, permitting up to eight guests in each
- On-street parking for one vehicle on Southern Parkway frontage; off-street parking for up to four at rear
- Neighborhood meeting held on January 7, 2019

Zoning / Form District

Subject Site

Existing: R-5/TN

Proposed: R-5/TN w/short-term rental CUP

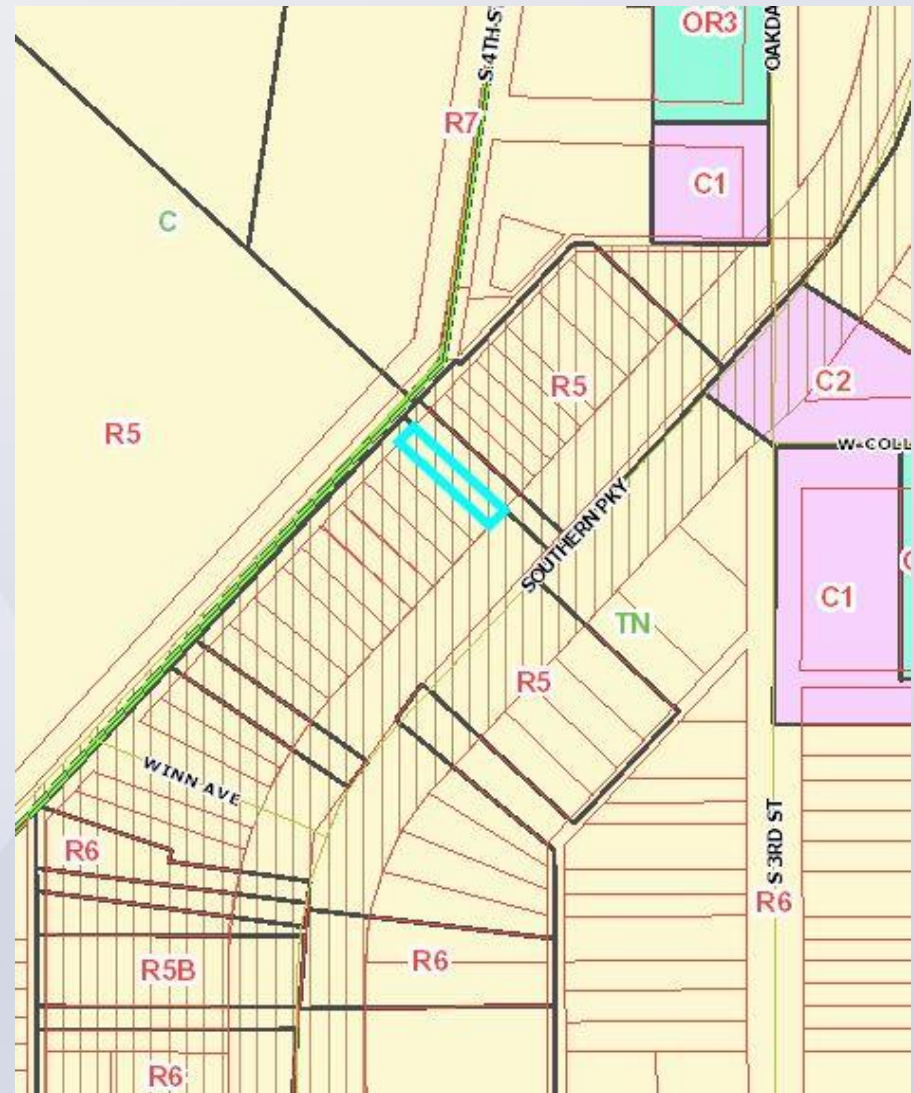
Surrounding Sites

North: R-5/C

South: R-6/TN

East: R-5/TN

West: R-7/TN



Land Use

Subject Property

Existing: Duplex Residence

Proposed: Duplex Residence w/
CUP for short-term rental

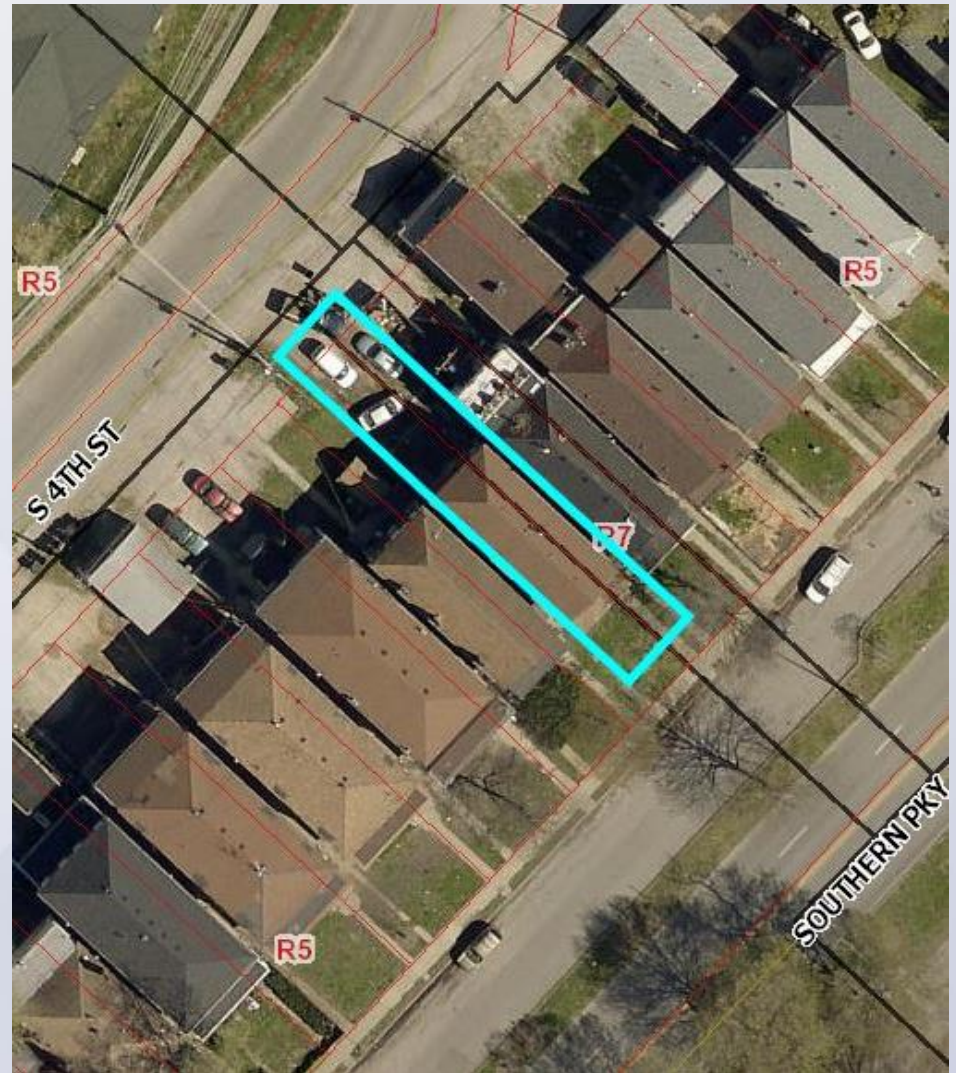
Surrounding Properties

North: Churchill Downs

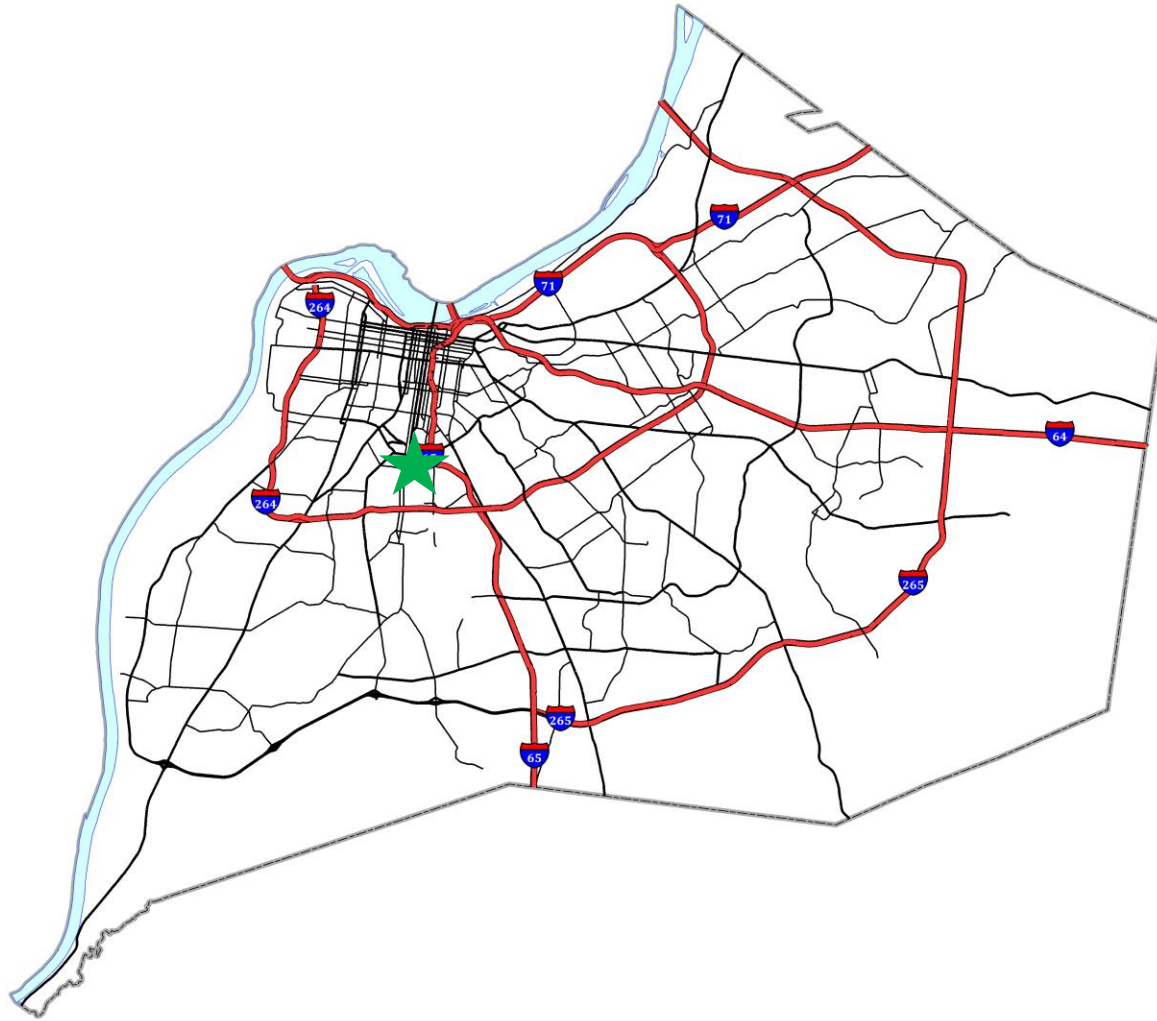
South: Church

East: Single-Family Residential

West: Multi-Family Residential



Site Location



Site Photo



Site Photo



Site Photo



Adjacent to West

Site Photo



Site Photo



Adjacent to Rear

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 LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of dwelling units 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.