

18CUP1129
1516 Winter Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
January 7, 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 the dwelling units are not the primary residence of the host, a CUP is required
- Located on the south side of Winter Avenue between Reubel and Baxter Avenues
- Adjoined by single-family residential uses and a fire station
- The site is developed with a duplex residence
 - One-bedroom unit on first floor may host up to six guests; applicant is limiting it to two
 - Two-bedroom unit on the first and second floors may host up to eight guests; applicant is limiting it to four

Case Summary/Background

- On-street and off-street parking is available
 - One vehicle on-street
 - Up to three vehicles on rear parking pad
- Neighborhood meeting held November 11, 2018

Zoning / Form District

Subject Site

Existing: R-5B/Traditional
Neighborhood

Proposed: R-5B/Traditional
Neighborhood w/short-term
rental CUP

All Surrounding Sites

R-5B/Traditional Neighborhood



Land Use

Subject Property

Existing: Duplex Residence

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

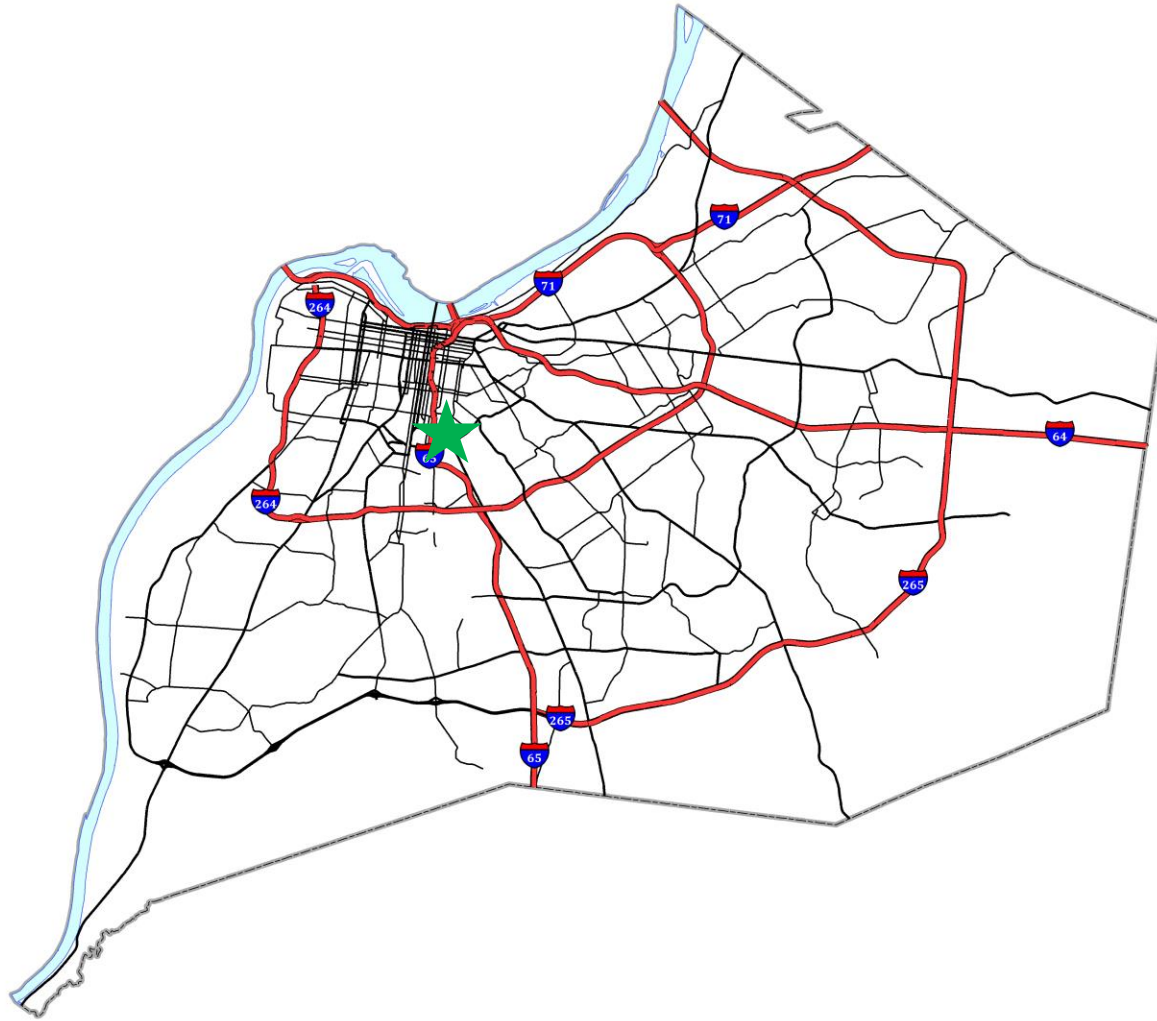
Surrounding Properties

South/East/West: Single-Family
Residential

North: Fire Station



Site Location



Site Photo

Subject Site

Site Photo

Site Photo

Site Photo

Site Photo

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.