

**18CUP1213**  
**932 East Oak Street**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**  
**April 29, 2019**

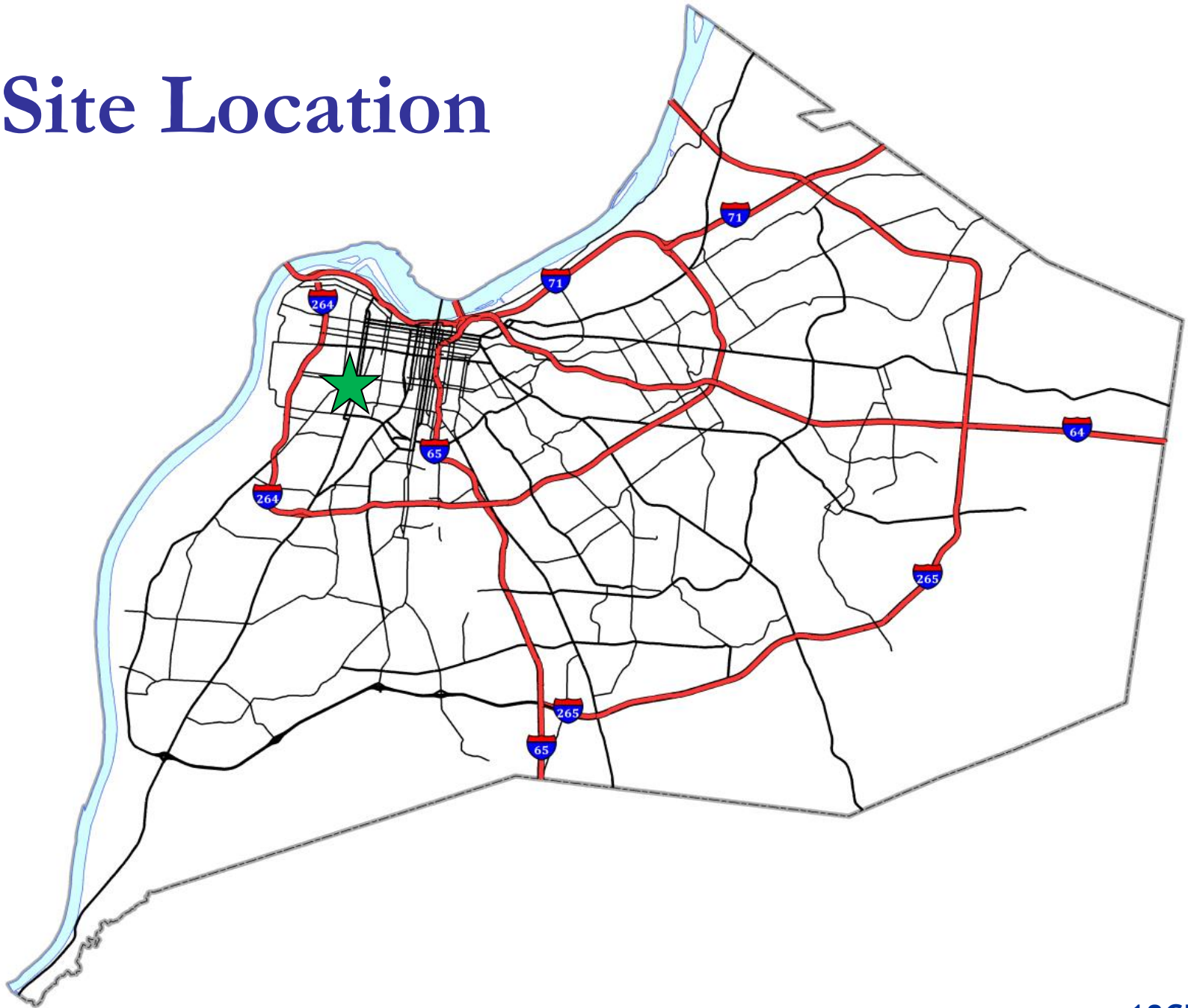
# Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in an R-6 zoning district and Traditional Neighborhood Form District.

# Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one structure that the applicant states will be used as a single- family residence. The subject building appears to have been used as duplex in the past. The property is zoned R-6 and the second unit is not permitted per the R-6 density allowances. As the applicant did not submit a request for a nonconforming rights determination, the building is currently recognized as single-family and only a single short term rental is permitted. If the property owner intends to utilize the second dwelling unit, he or she must obtain approval of the nonconforming rights from Louisville Metro. If the property owner intends to utilize the second dwelling unit as a short term rental, he or she must obtain approval of the nonconforming rights and a modified conditional use permit from Louisville Metro. The applicant states that the residence has three bedrooms that will allow a maximum number of ten guests. There is an existing paved area at the rear of the property used for parking that will allow two cars. The site has credit for one on-street parking space.

# Site Location



# Zoning/Form Districts

## Subject:

- Existing: R-6/TN
- Proposed: R-6/TN

## Surrounding:

- North: R-6/TN
- South: R-6/TN
- East: R-6/TN
- West: R-6/TN



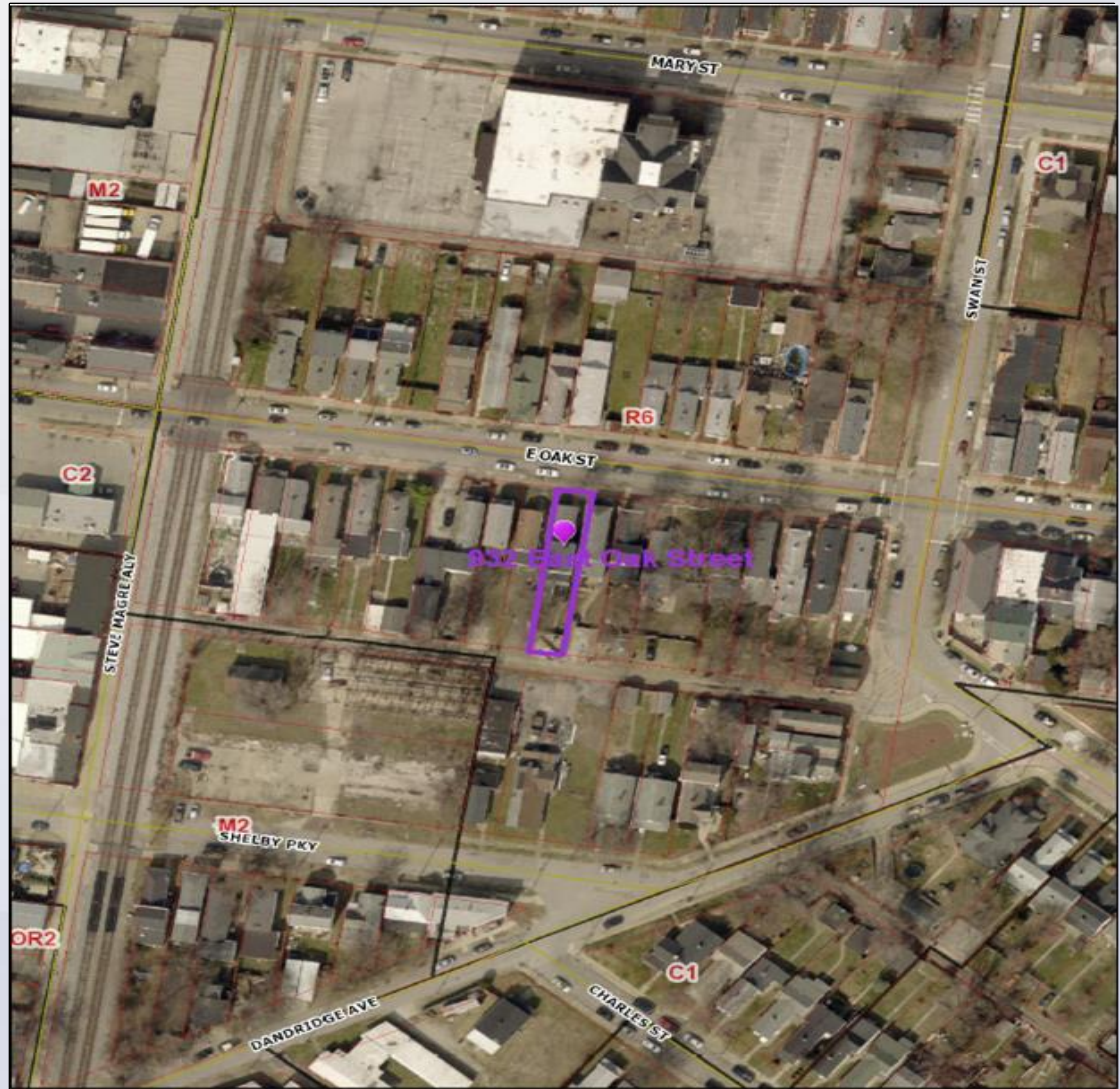
# Aerial Photo/Land Use

## Subject:

- Existing: Residential
- Proposed: Residential

## Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential





932 East Oak Street

E Oak St

E Oak St

Google

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Front of Residence

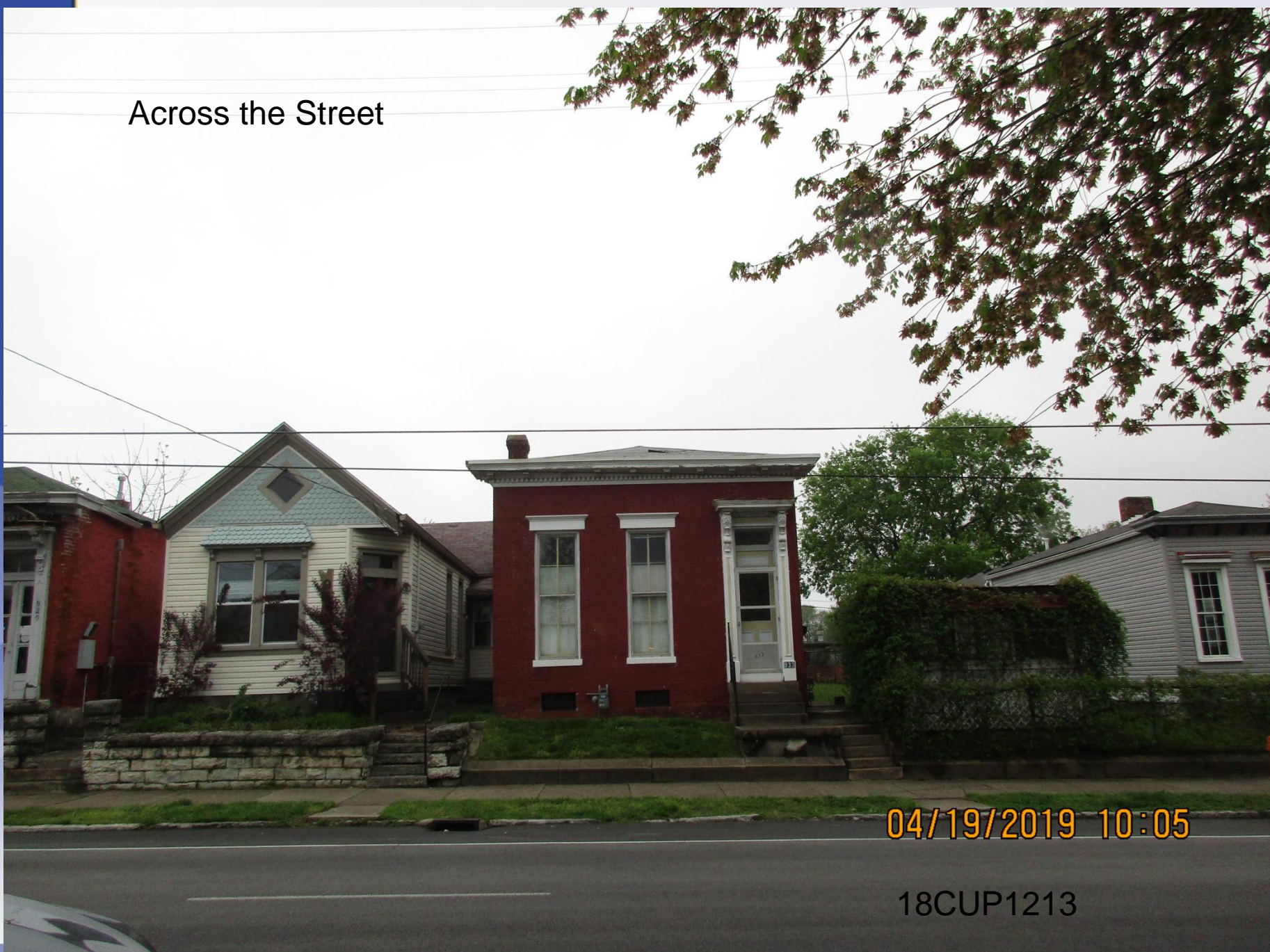


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Across the Street



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Rear Yard



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# Existing Parking Area



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# Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

# 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.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in an R-6 zoning district and Traditional Neighborhood Form District.