

**18CUP1101**  
**307 Hillcrest Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**February 4, 2019**

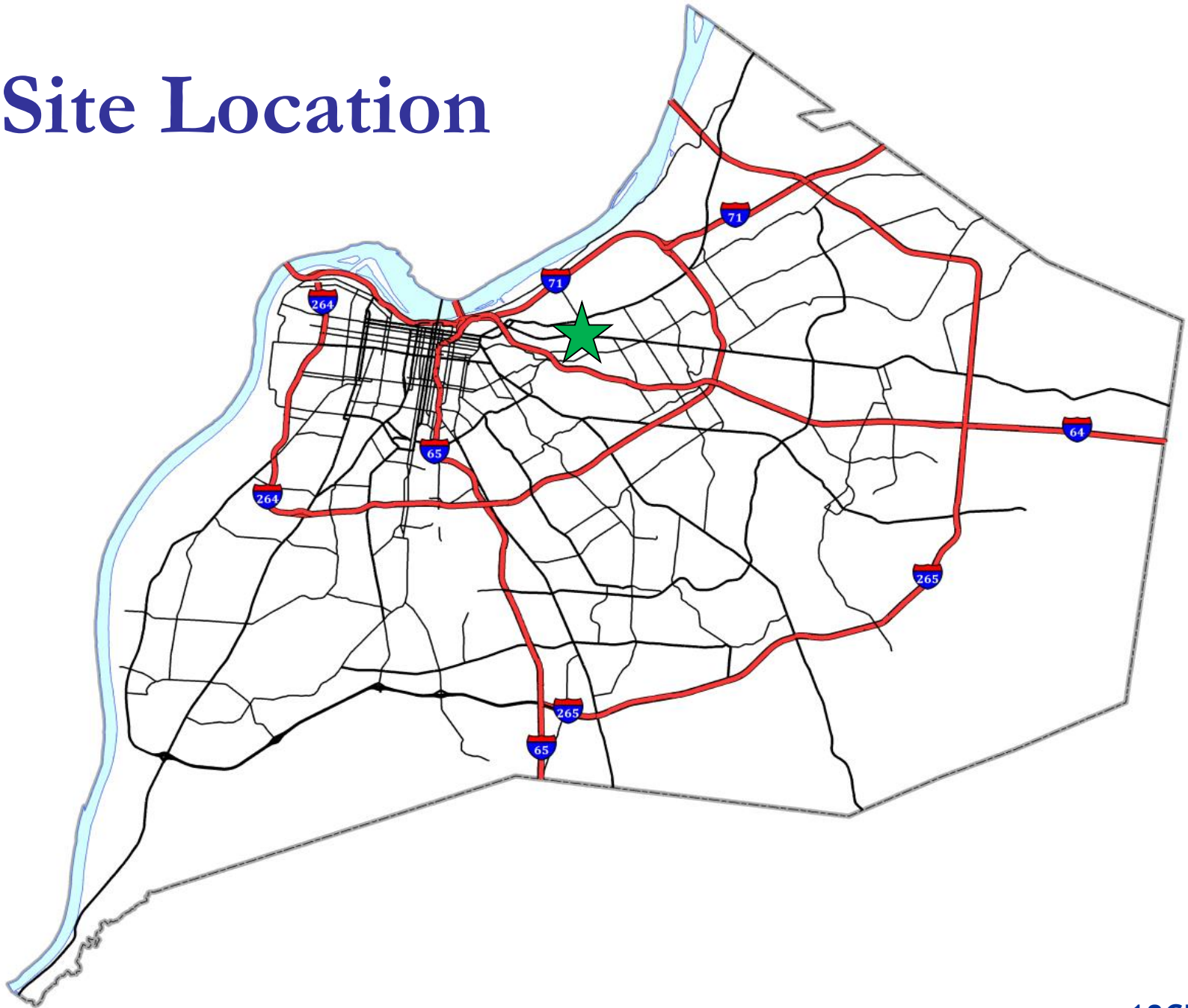
# Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in an R-5 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 a one structure that is a single family residence. The applicant states that there are three bedrooms in the residence that will allow a maximum number of ten guests. The applicant is requesting a maximum number of seven guests. Parking is provided on the street and at the rear of the site.

# Site Location



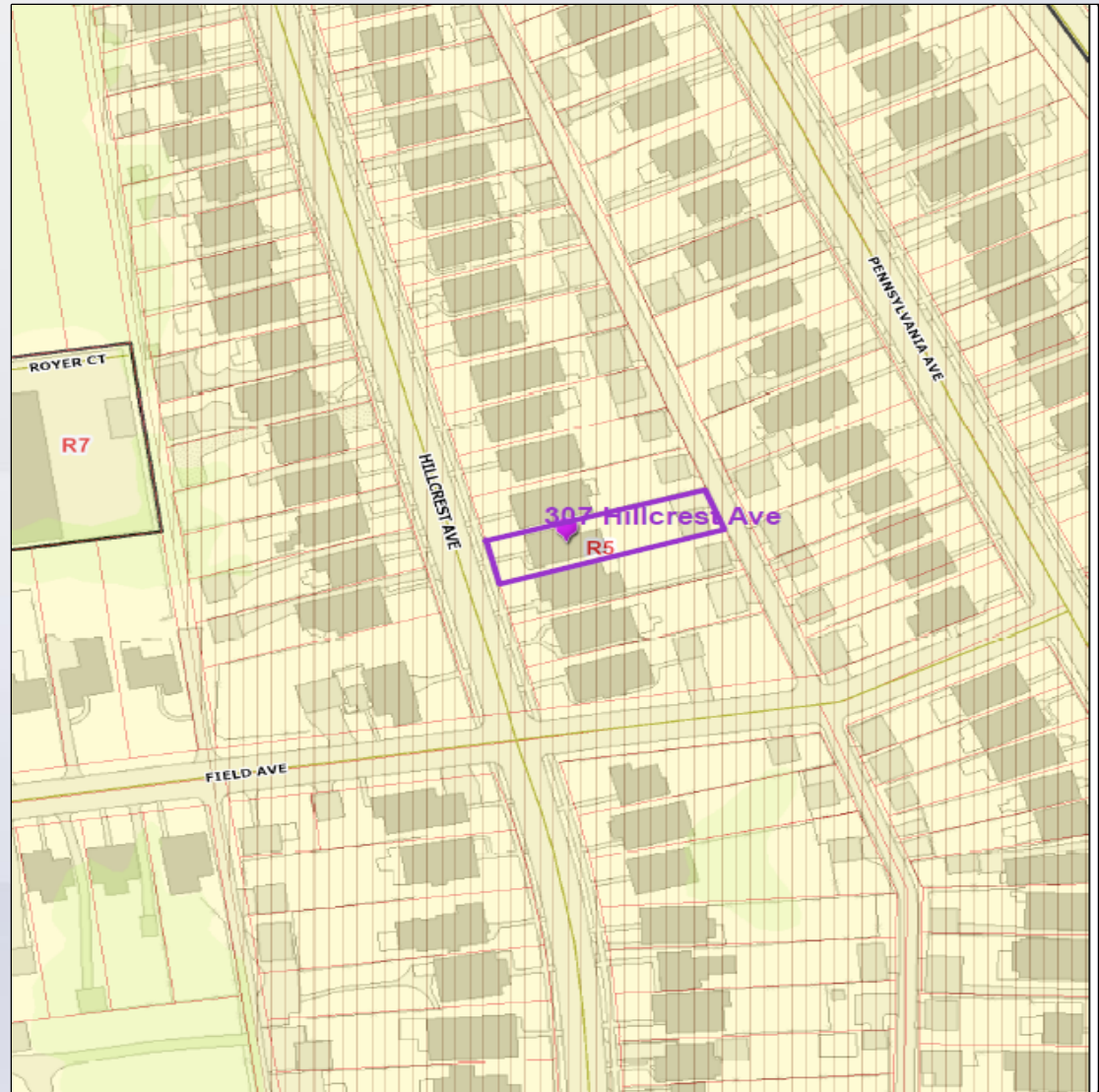
# Zoning/Form Districts

## Subject:

- Existing: R-5/TN
- Proposed: R-5/TN

## Surrounding:

- North: R-5/TN
- South: R-5/TN
- East: R-5/TN
- West: R-5/TN



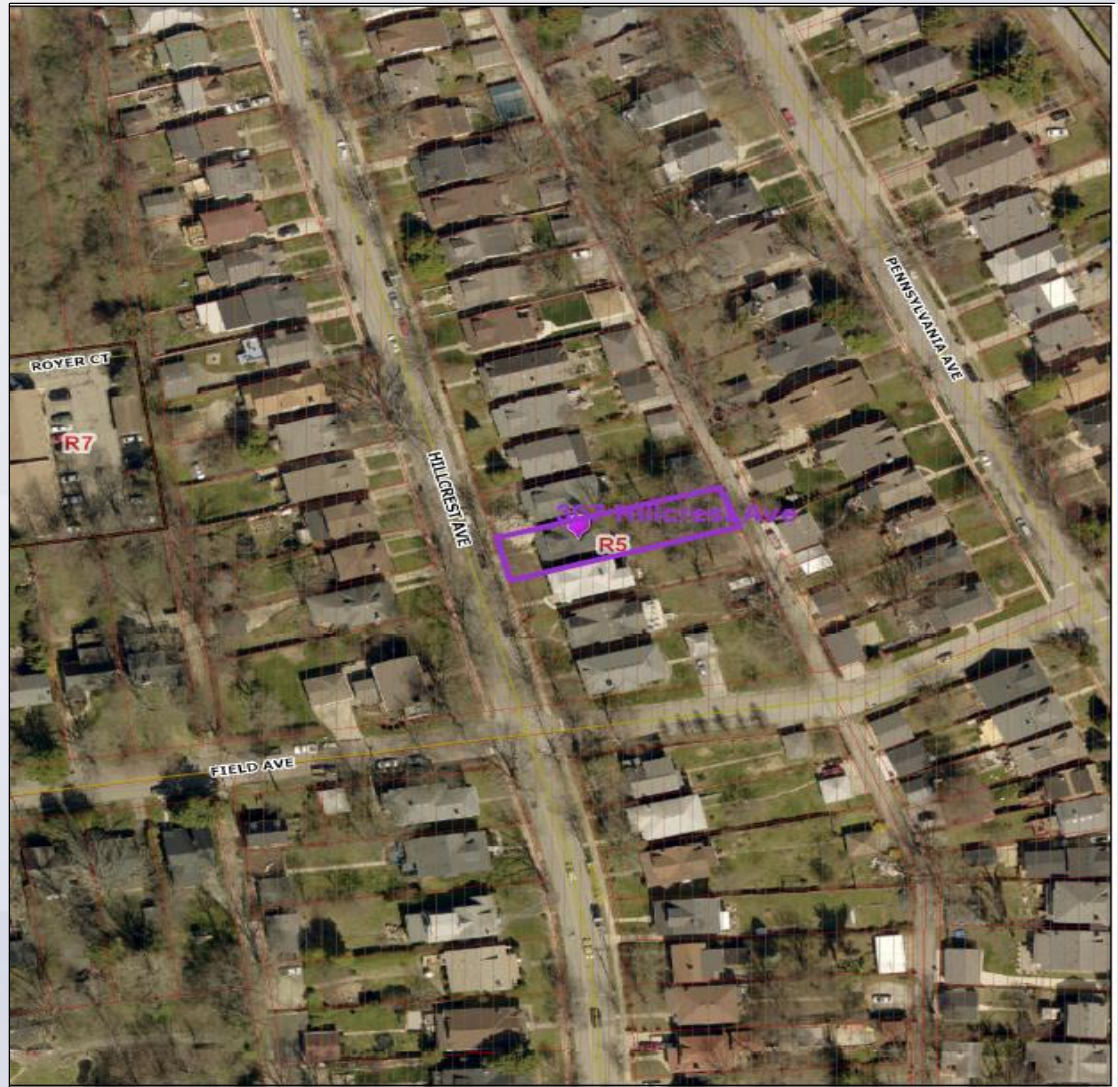
# Aerial Photo/Land Use

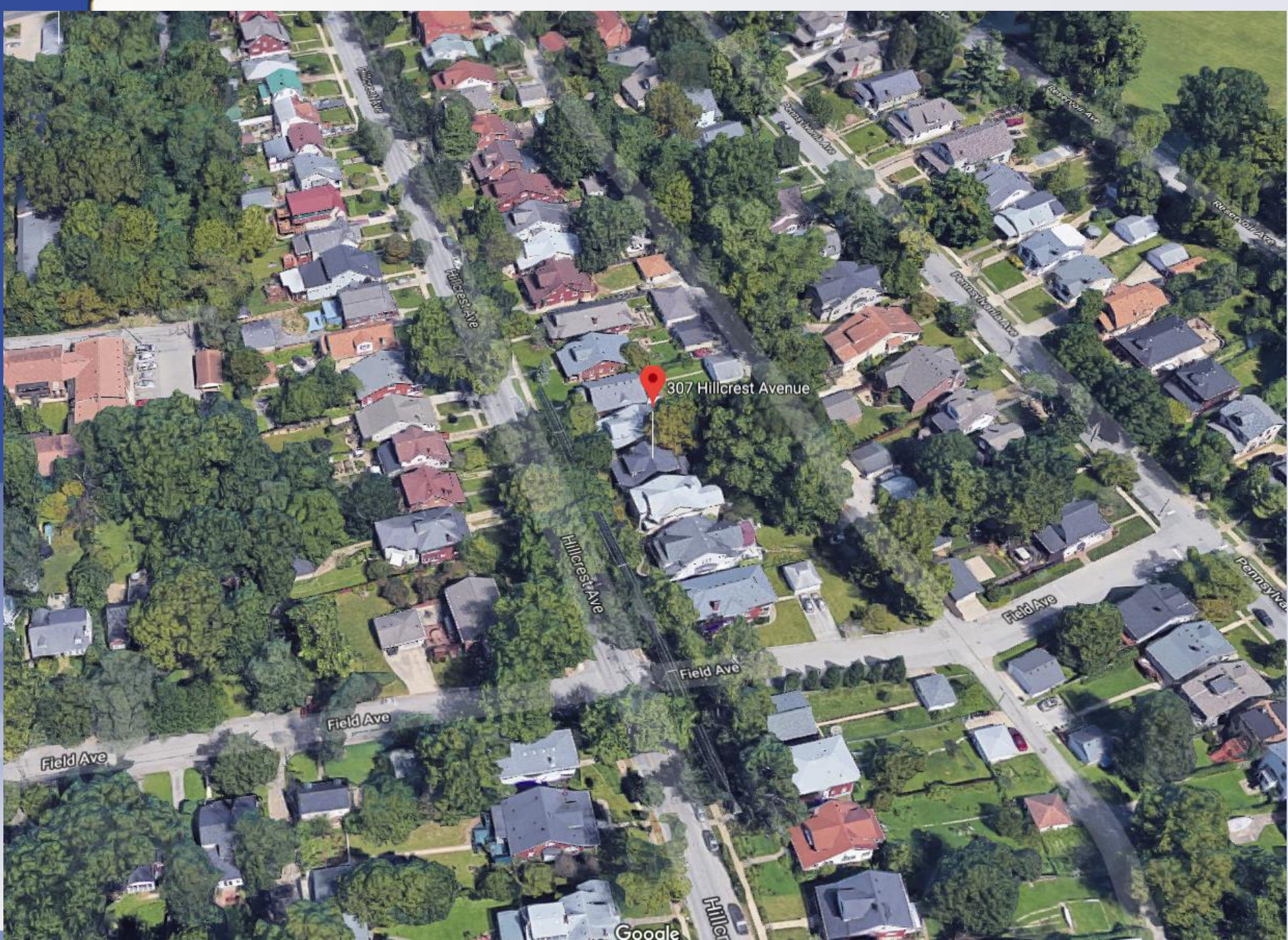
## Subject:

- Existing: Residential
- Proposed: Residential

## Surrounding:

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





307 Hillcrest Avenue

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# Front of Property



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Across the Street

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Rear Yard



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# Rear Yard



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Rear of Property

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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.
3. The maximum number of guests permitted in the short term rental shall be the lesser of seven (7) or that permitted by the Louisville Metro Code of Ordinances.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow short term rental of dwelling units that is not the primary residence of the owner in an R-5 zoning district and Traditional Neighborhood Form District.