

**19CUP1029**  
**904 Ellison Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**July 22, 2019**

# Request

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

# Case Summary/Background

- Located on the south side of Ellison Avenue between Dandridge Avenue and Krieger Street
- Single-family residence with three bedrooms; up to eight guests permitted
- Adjoined by a mix of single-family residential and commercial uses
- On- and off-street parking available
  - One space on Ellison
  - Three spaces off rear alley
- Neighborhood meeting held on May 1, 2019

# Zoning / Form District

## Subject Site

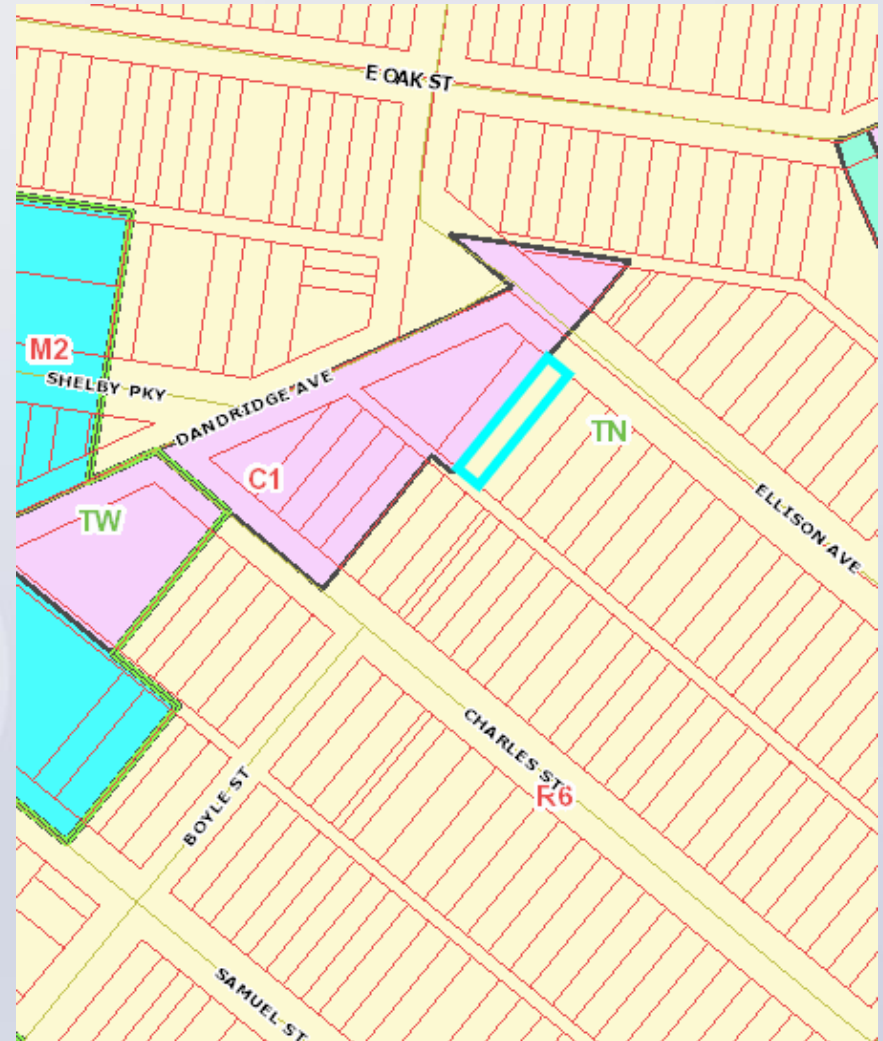
Existing: R-6/Traditional  
Neighborhood

Proposed: R-6/Traditional  
Neighborhood w/short-term  
rental CUP

## Surrounding Sites

North/South/East: R-6/Traditional  
Neighborhood

West: C-1/Traditional  
Neighborhood



# Land Use

## Subject Property

Existing: Single-Family Residence

Proposed: Single-Family Residence  
w/ CUP for short-term rental

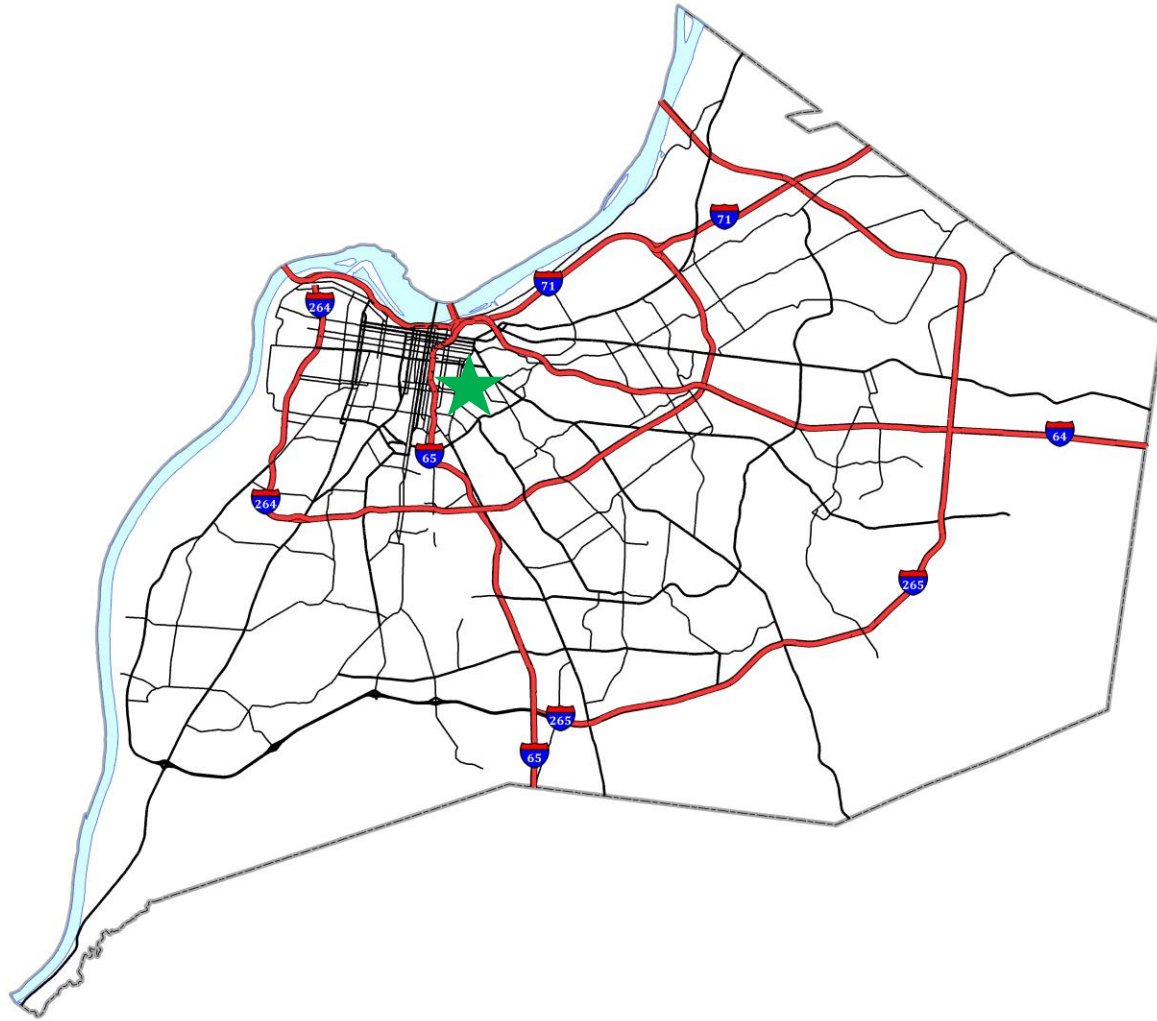
## Surrounding Properties

Single-Family Residences





# Site Location



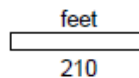


**Legend**

-  Subject Site
-  Approved
-  Buffer



**19CUP1029  
Proximity Map**



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# Site Photo





# Site Photo





# Site Photo





# Site Photo



Across to North



# Site Photo



Rear Parking



# 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 a dwelling unit not the primary residence of the host (LDC 4.2.63)