17CUP1031
1273 Farmdale Avenue

Louisville Board of Zoning Adjustment Public Hearing

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Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5 Single Family Residential zoning district

Case Summary/Background

- As the owner lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required

- Site is developed with a single-family residence and detached garage

- Surrounded by single family residential uses in a Neighborhood form district

- Street frontage can accommodate two vehicles; parking for up to five additional vehicles on the driveway and in the one-car garage

- Issues discussed at neighborhood meeting:
  - Trim bushes in back yard
  - Make check-in time earlier than 2:00am
  - Do not permit guest parking on street parking pad

Louisville METRO

Zoning / Form District

Subject property zoning

- R-5 Single-Family Residential

Surrounding properties zoning

- All properties in R-5 zoning district

Form district

- All properties in Neighborhood form district

Land Use

Subject Property

- Existing: Single-family residential

- Proposed: Short-term rental

All Surrounding Properties

- Single-Family Residential

Site Photos

Subject Property

Driveway to Garage

Site Photos

Across Street

Adjacent to West

Adjacent to East

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Site Photos

Rear Deck

To Rear Property Line

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

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Required Action

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-5 Single-Family Residential zoning district