

**19CUP1038**

**1427 and 1429 Rufer Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator  
September 9, 2019**

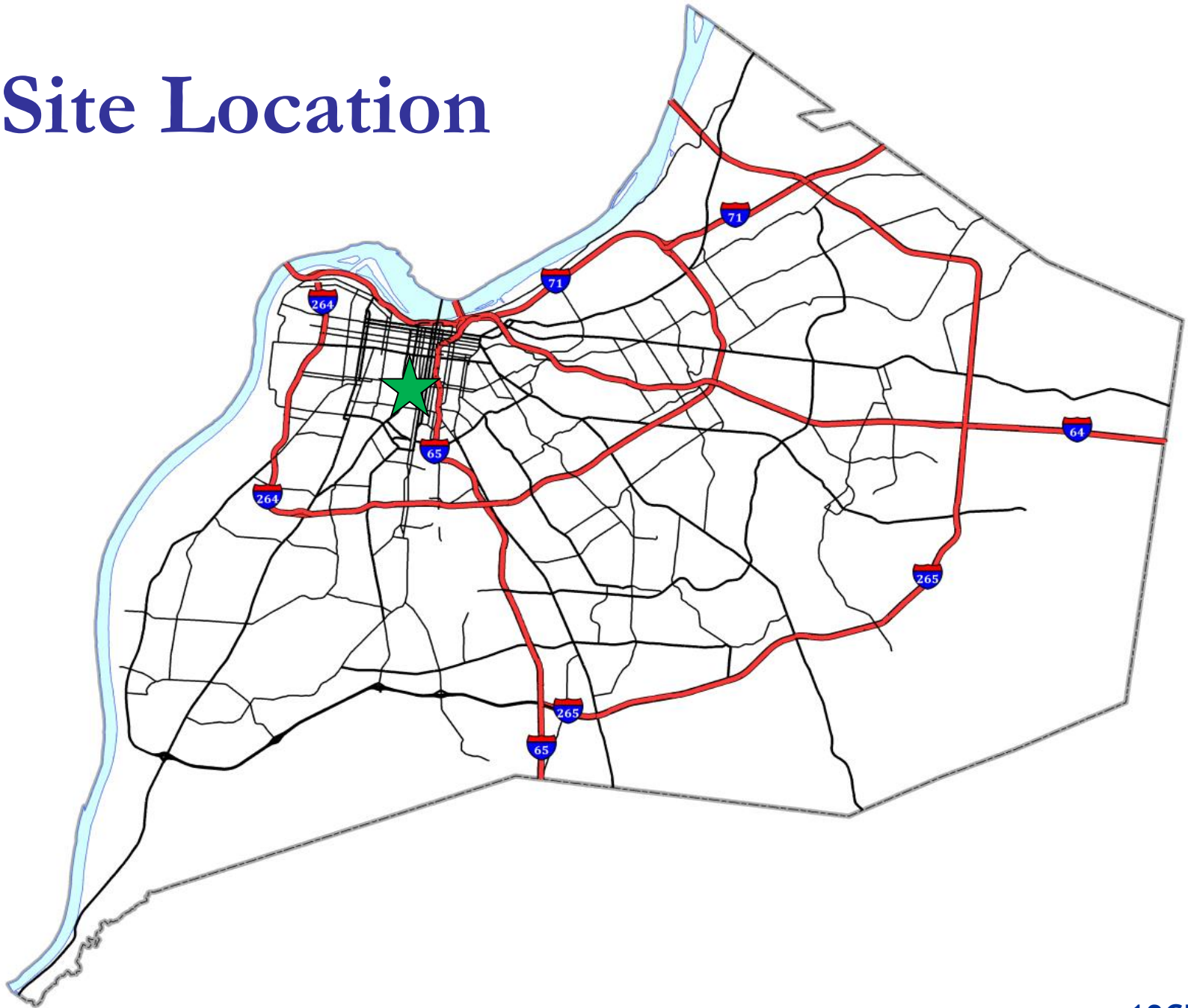
# Request(s)

- Conditional Use Permit to allow short term rental of dwelling units that are not the primary residences of the owner/host in an R-5B 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 duplex. The applicant states unit 1 has three bedrooms that will allow a maximum number of eight guests and unit 2 has three bedrooms that will allow a maximum number of eight guests. The site has credit for one on-street parking and at least two parking spaces are located at the rear of the site.

# Site Location





# Zoning/Form Districts

## Subject:

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

## Surrounding:

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



# Aerial Photo/Land Use

## Subject:

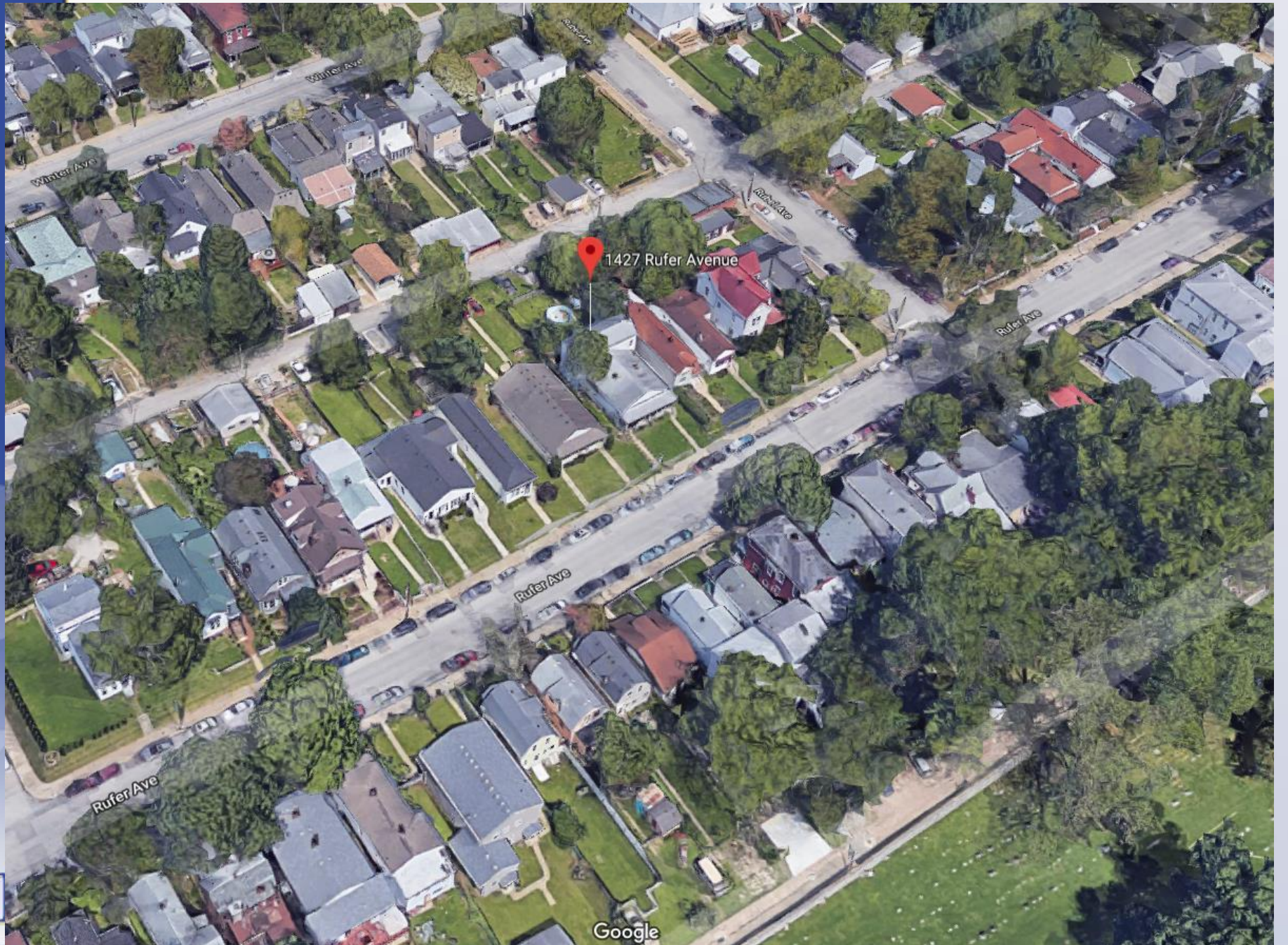
- Existing: Residential
- Proposed: Residential

## Surrounding:

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



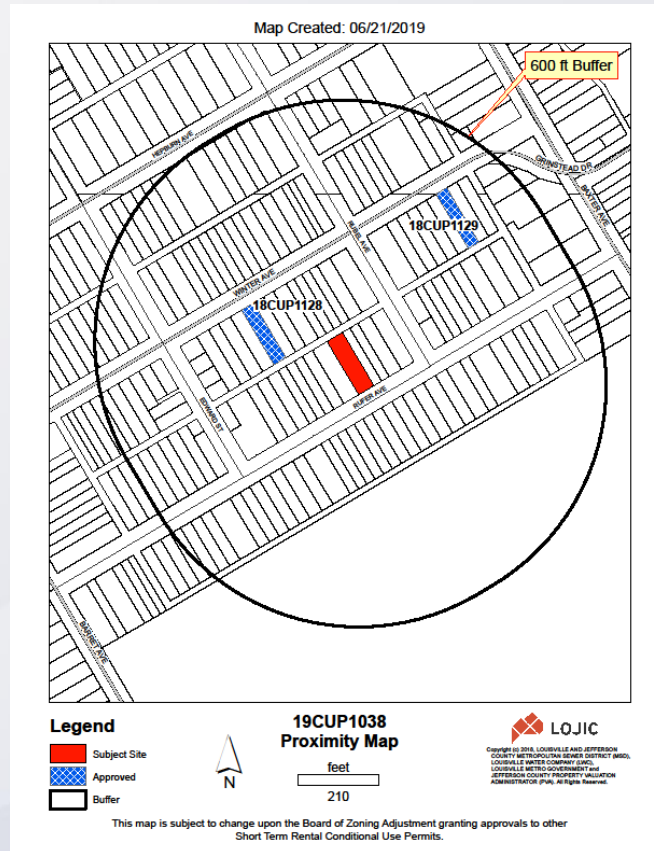






# Short Term Rentals Within 600 Feet

2 Approved Short Term Rental Within 600'





# Front



06/21/2019 11:56



# Adjoining Property





# Adjoining property





# Rear Yard/Parking Area



06/21/2019 12:00



# 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.

# Required Actions

## Approve or Deny:

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