

18CUP1190
1209 Garvin Place



Louisville Board of Zoning Adjustment Public Hearing

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June 3, 2019

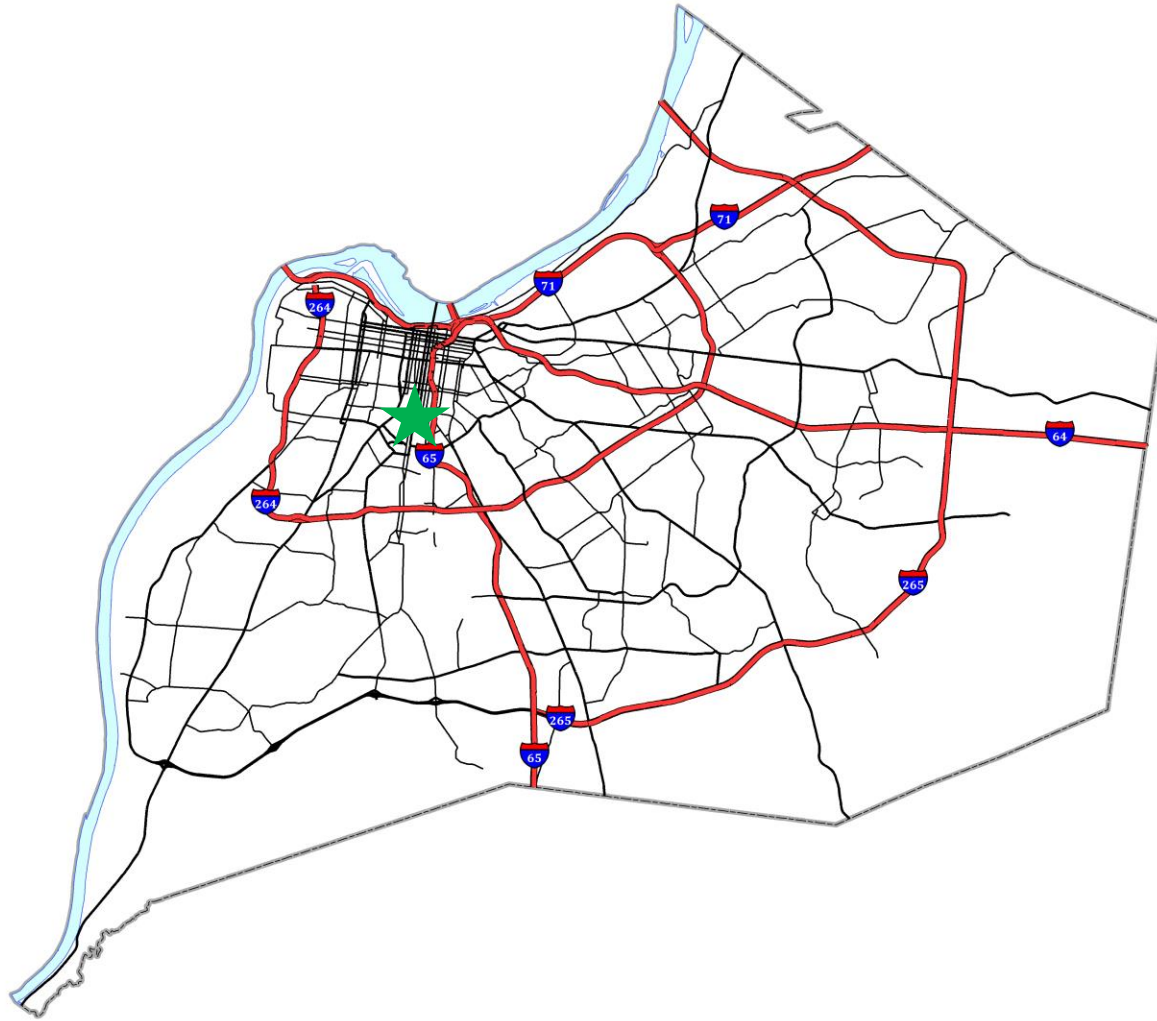
Request

- Conditional Use Permit to allow short term rental of a dwelling unit located within a TNZD district (LDC 4.2.63)

Case Summary/Background

- Located on the east side of Garvin Place between W. Oak Street and W. Ormsby Avenue
- Adjoined by single-family residences and a commercial use
- Three bedrooms; LDC regulations permit up to eight guests
- No on-site parking
 - One on-street space on Garvin Place
 - Additional on-street spaces in adjoining block on W. Oak and Garvin Place
- Neighborhood meeting held on March 15, 2019

Site Location



Zoning / Form District

Subject Site

Existing: TNZD/Traditional Neighborhood

Proposed: TNZD/Traditional Neighborhood w/short-term rental CUP

Surrounding Sites

TNZD/Traditional Neighborhood



Land Use

Subject Site

Existing: Single-Family Residence

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

Surrounding Sites

North/South/West: Single-Family
Residential




East: Commercial



Site Location

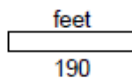


Legend

-  Buffer
-  Approved CUPs
-  Subject Site



18CUP1190 Proximity Map



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.

Site Photo



Site Photo



Site Photo



Site Photo



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 located within a TNZD district (LDC 4.2.63)
- Condition of Approval
 1. The Host of record for the short term rental shall maintain his or her primary residence in the dwelling unit on the subject property. In the event that the Host establishes primary residence on another property, he or she must immediately cease conducting short term rentals on the subject property. A new conditional use permit shall be required to allow for short term rentals on the property that is not the primary residence of the Host.