

17CUP1097

Short Term Rental



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

**Dante St. Germain, Planner I
July 30, 2018**

Request

- **Conditional Use Permit:** to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District

Case Summary / Background

- The subject property is located in the Traditional Neighborhood Zoning District in the Old Louisville neighborhood, and is developed as a single-family dwelling.
- The applicant requests a conditional use permit to operate the unit as a short term rental.
- The dwelling has four bedrooms, allowing up to 12 guests.

Case Summary / Background

- There is no alley-accessible off-street parking on the property. There is credit for one on-street parking space in front of the building.
- A neighborhood meeting was held on March 5, 2018 at the subject property with three attendees.

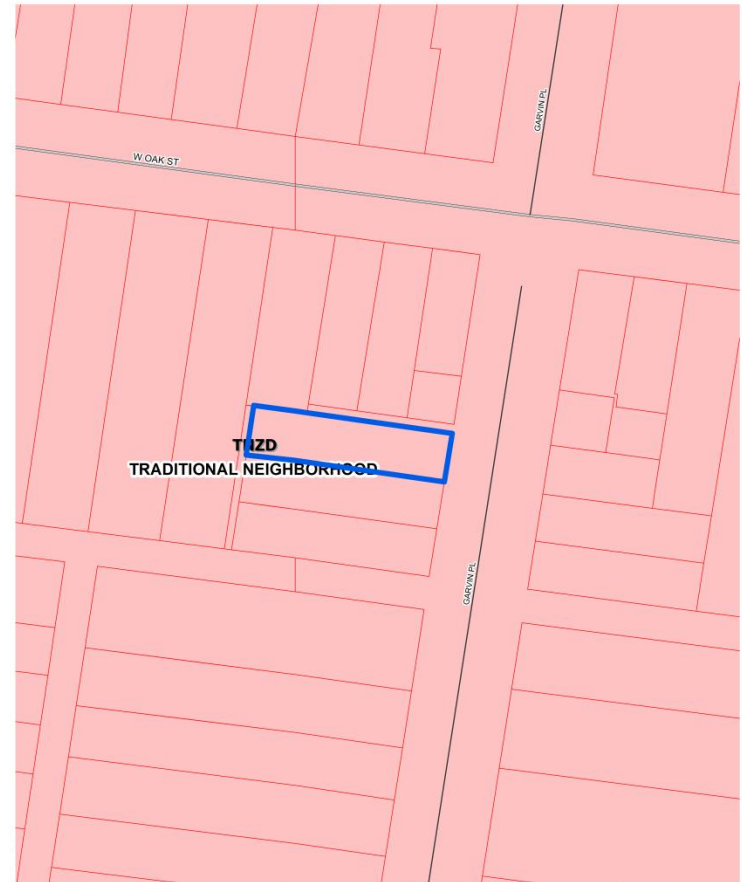
Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



1210 Garvin Place
feet



Map Created: 11/9/2017



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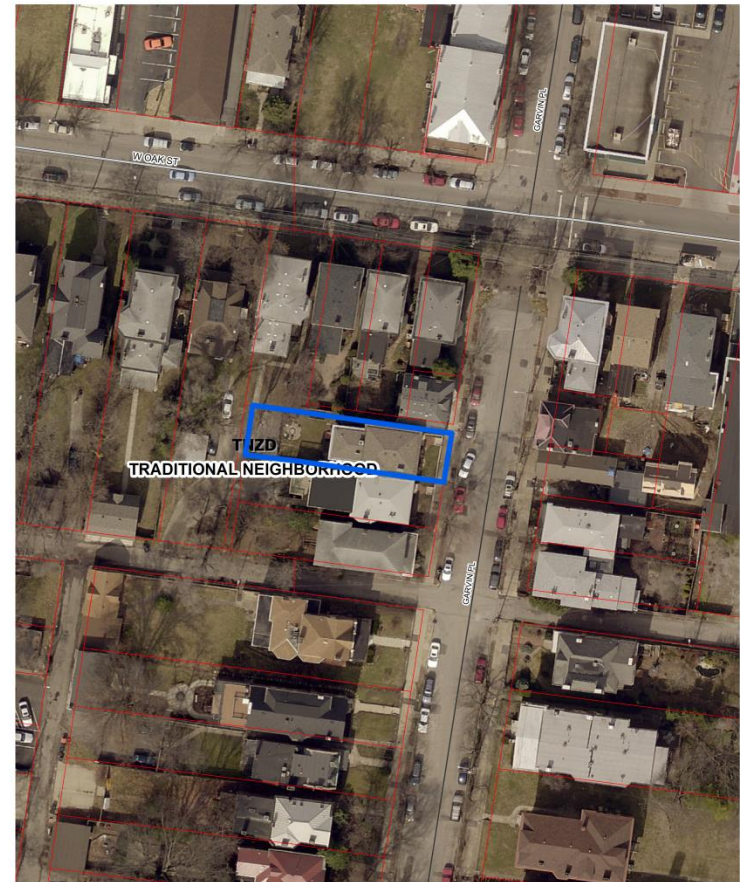
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Short Term Rental

Adjacent Properties:

- North: Single Family Residential & Multi Family Residential
- South: Single Family Residential & Multi Family Residential
- East: Multi Family Residential
- West: Single Family Residential



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feet



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The properties across Garvin Place.

Site Photos-Subject Property



The parking in front of the structure.

Conclusions

- Must determine if the proposal meets the standard of review for granting a conditional use permit as established in the Land Development Code, to allow short term rental of the subject property.

Required Actions

- Conditional Use Permit: to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District. Approve/Deny/Approve with Conditions