

18CUP1078
1933 Alfresco Place



Louisville Board of Zoning Adjustment Public Hearing

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August 20, 2018

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

- As the dwelling unit is not the primary residence of the host, a CUP is required
- Located on the north side of Alfresco Place between Bardstown Road and Sewanee Drive
- Adjoined by single-family residential uses
- Residence has two bedrooms, permitting up to eight guests; applicant will limit use of the rental to six guests
- LDC regulations require one parking space for the residence
 - two on-street spaces
 - nine additional on-street spaces
 - no off-street parking
- Neighborhood meeting held July 25, 2018

Zoning / Form District

Subject Site

Existing: R-5/Traditional Neighborhood

Proposed: R-5/Traditional Neighborhood
w/short-term rental CUP

All Surrounding Sites

R-5/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

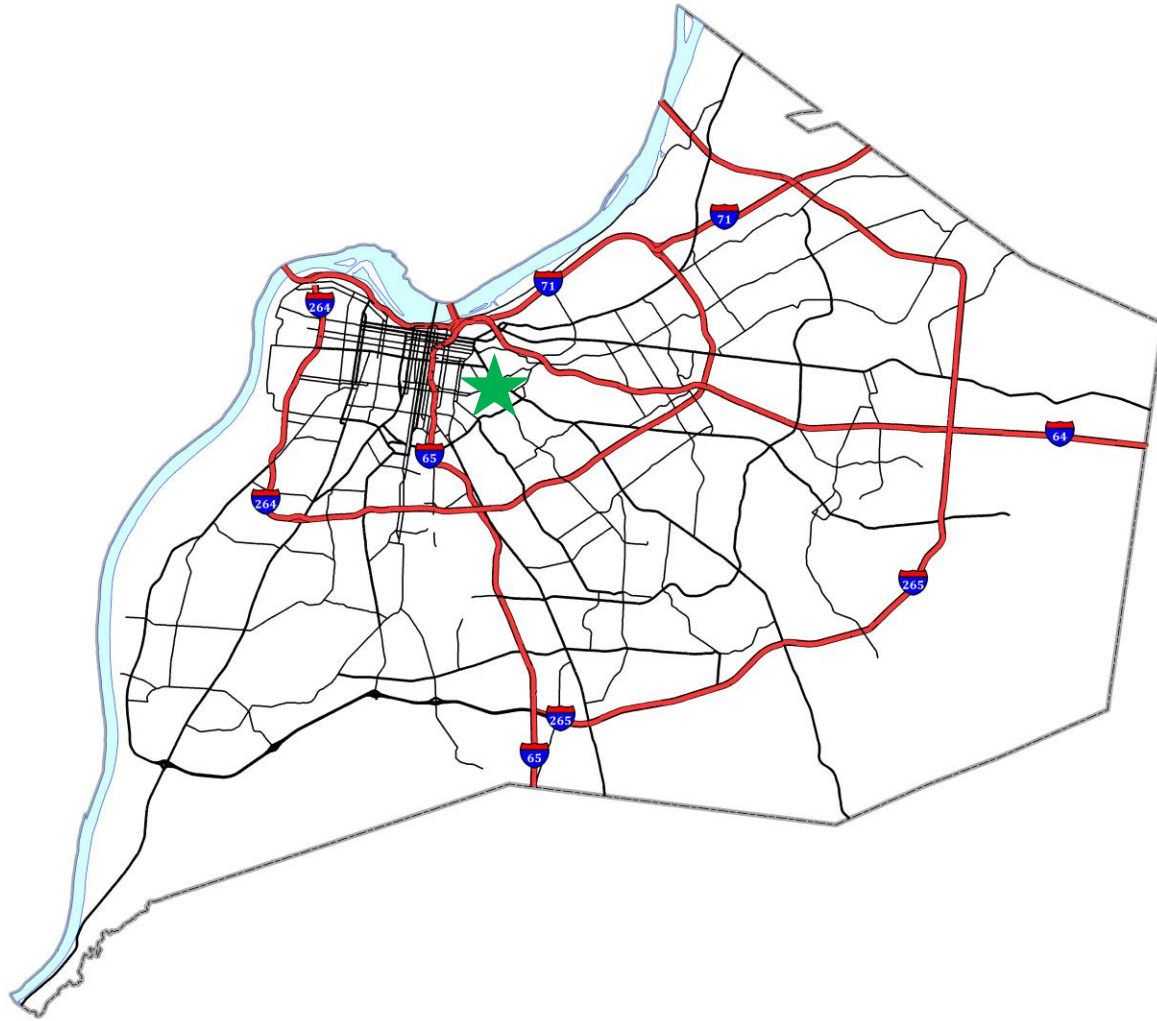
Proposed: Single-Family Residence
w/ CUP for short-term rental

Surrounding Properties

Single-Family Residential



Site Location



Site Photo



Site Photo



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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 dwelling units not the primary residence of the host (LDC 4.2.63)

- Conditions of Approval
 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.
 3. At no time shall more than six guests be permitted on the site as a condition of a short-term rental contract.