

**18CUP1109**

**321 South Peterson Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator**

**December 3, 2018**

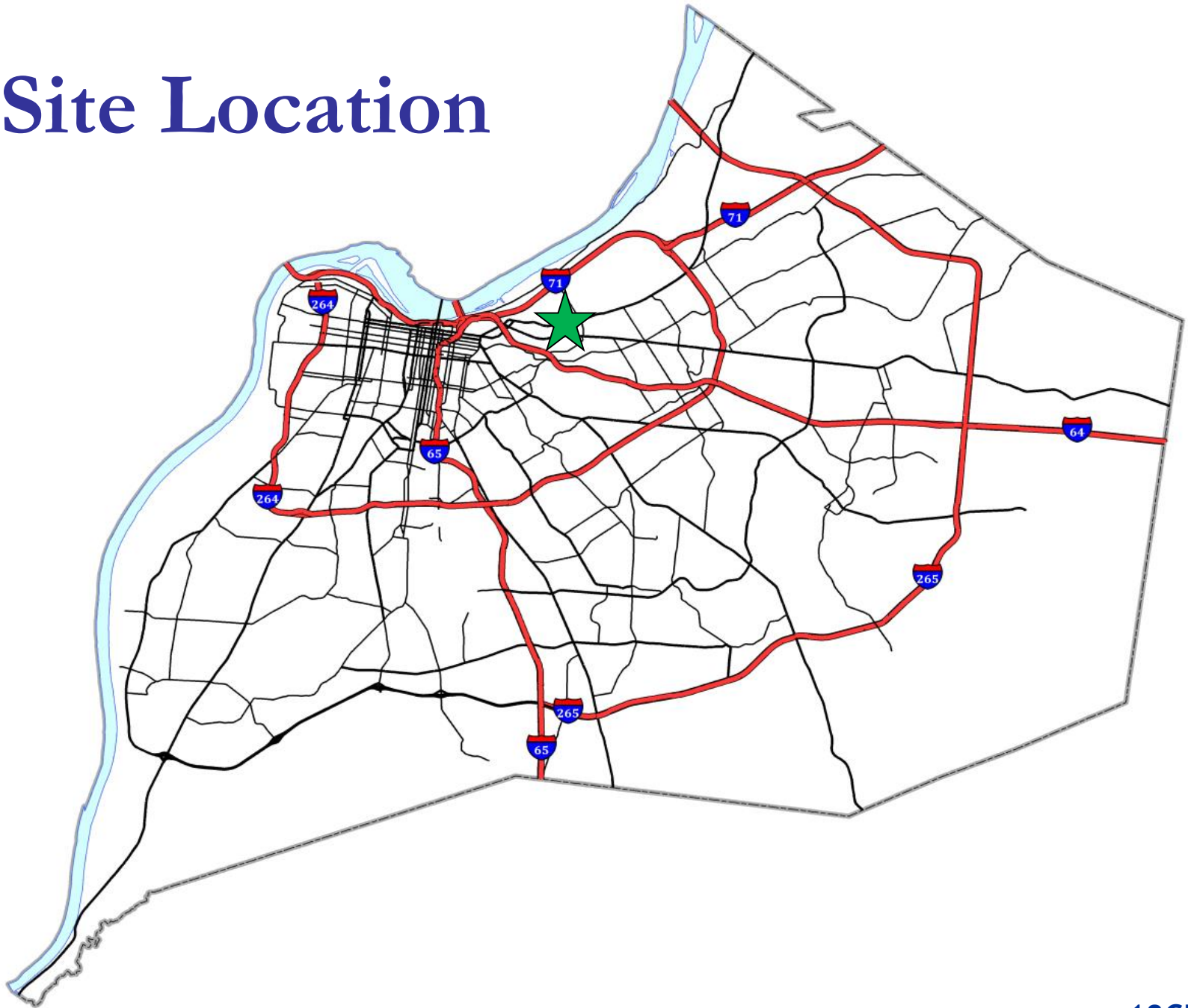
# Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in R-5A 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 two structures on site. The structure along South Peterson Avenue is the main residence and the structure along the rear alley is a carriage house. The carriage house will be used as the short term rental and has two bedrooms that will allow a maximum number of eight guests. The applicant intends to rent the carriage house for less than 30 days.

# Site Location



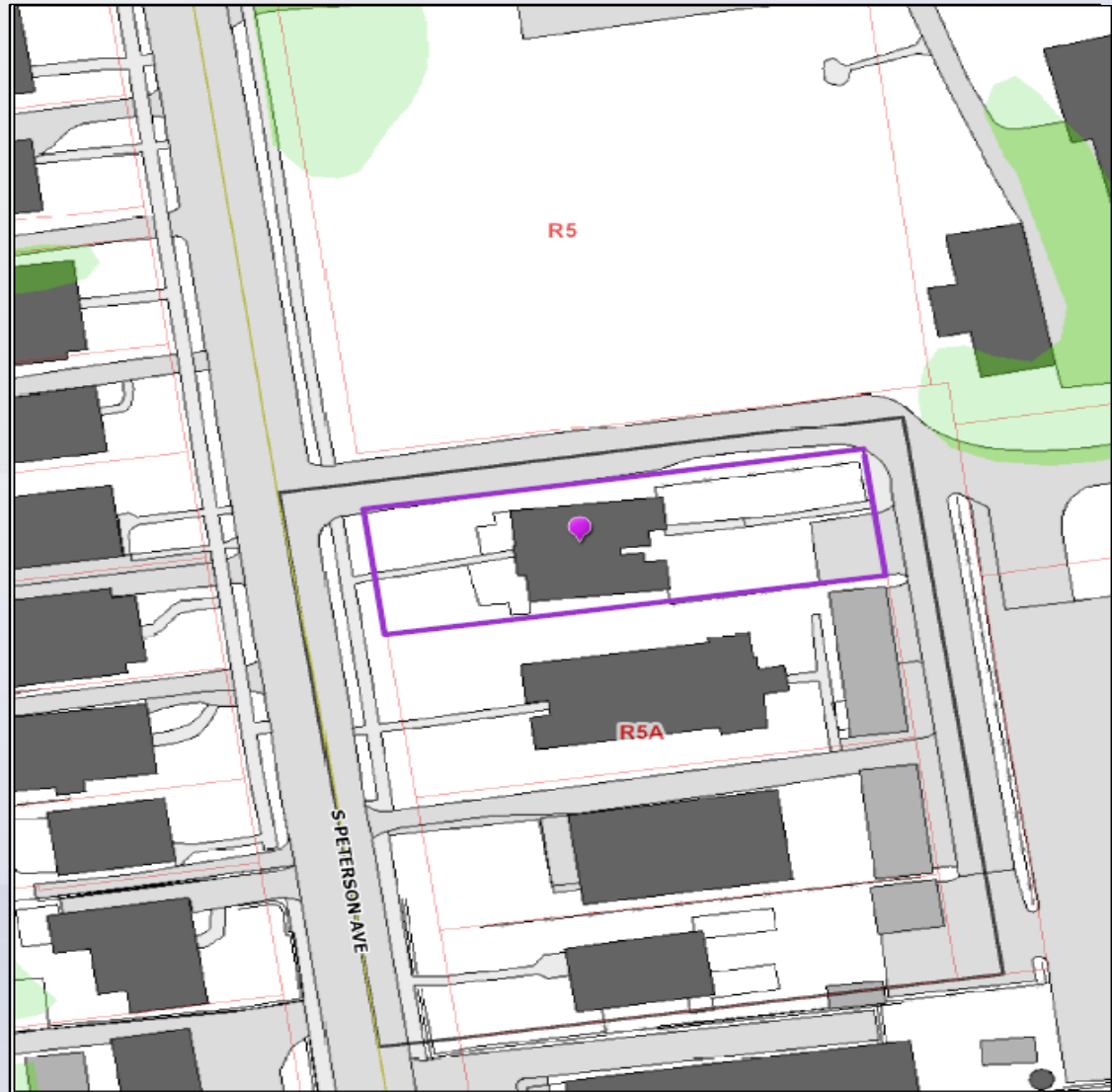
# Zoning/Form Districts

## Subject:

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

## Surrounding:

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



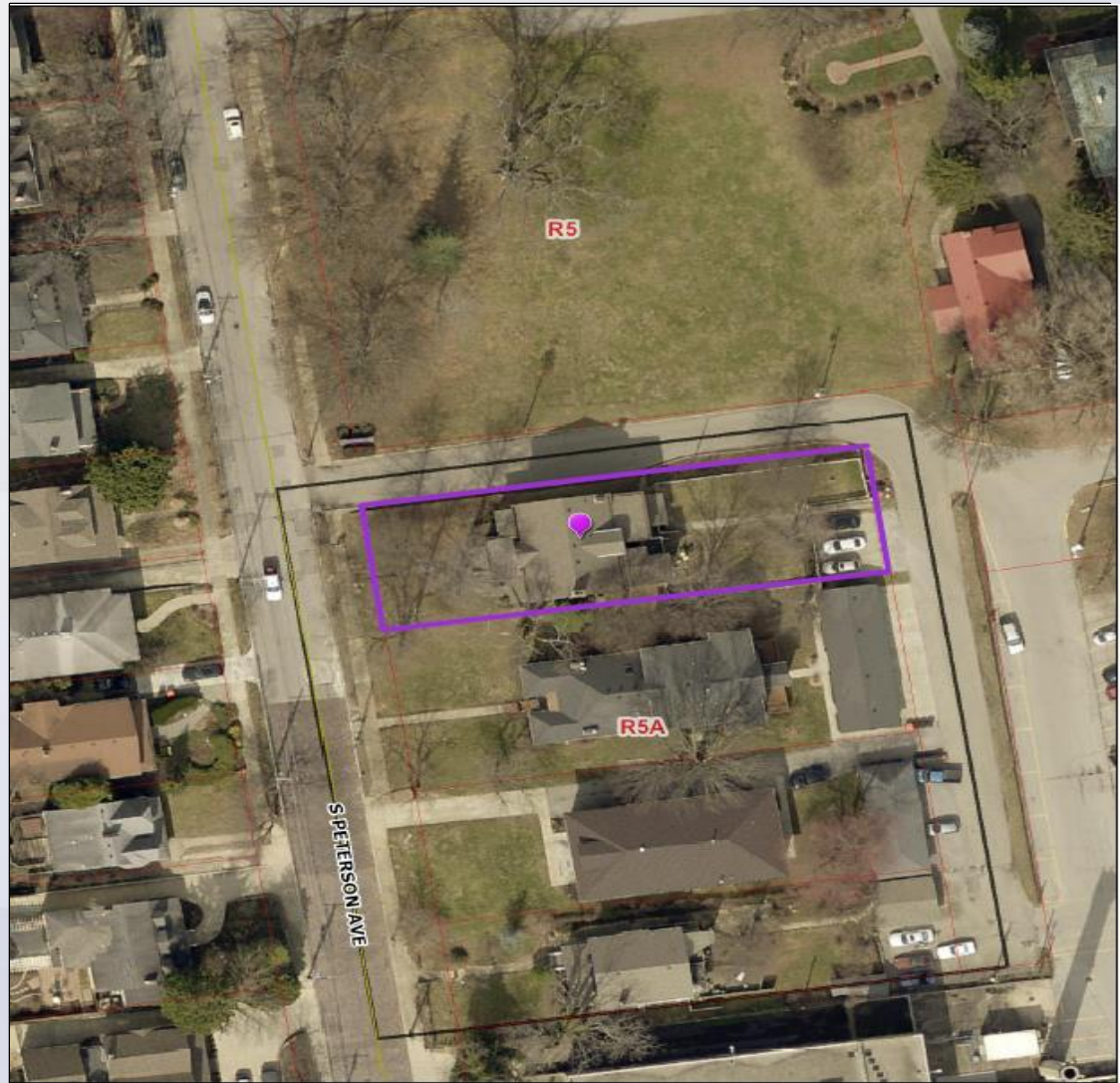
# Aerial Photo/Land Use

## Subject:

- Existing: Residential
- Proposed: Residential

## Surrounding:

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



# Front of Structure



# Rear Yard/Carriage House





# Carriage House/Drive Aisle to School



# Across Alley



# Carriage House From Rear of Deck



# Looking Across The Street



# 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 a dwelling unit that is not the primary residence of the owner in R-5A zoning district and Traditional Neighborhood Form District.