

18CUP1180

120 N. Bellaire Avenue



Louisville Board of Zoning Adjustment Public Hearing

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August 5, 2019

Request

- **Conditional Use Permit** to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- Located on the west side of N. Bellaire Avenue between Burnett Avenue north of Frankfort Avenue
- Non-conforming duplex residence
 - Non-conforming rights have not been established
 - First Floor: Two bedrooms
 - Second Floor: One bedroom
- Adjoined by a mix of single- and multi-family residential, church and commercial uses
- One on-street parking space; garage at rear not for guest use
- Neighborhood meeting held on April 29, 2019

Zoning / Form District

Subject Site

Existing: R-5A Multi-Family/
Traditional Neighborhood

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

Surrounding Sites

North/South/West: R-5A/Traditional
Neighborhood

East: R-6/Traditional Neighborhood,
C-1 Traditional Marketplace Corridor



Land Use

Subject Property

Existing: Non-conforming Duplex Residence

Proposed: Duplex Residence w/
CUP for short-term rental

Surrounding Properties

North: Non-Conforming Duplex Residential

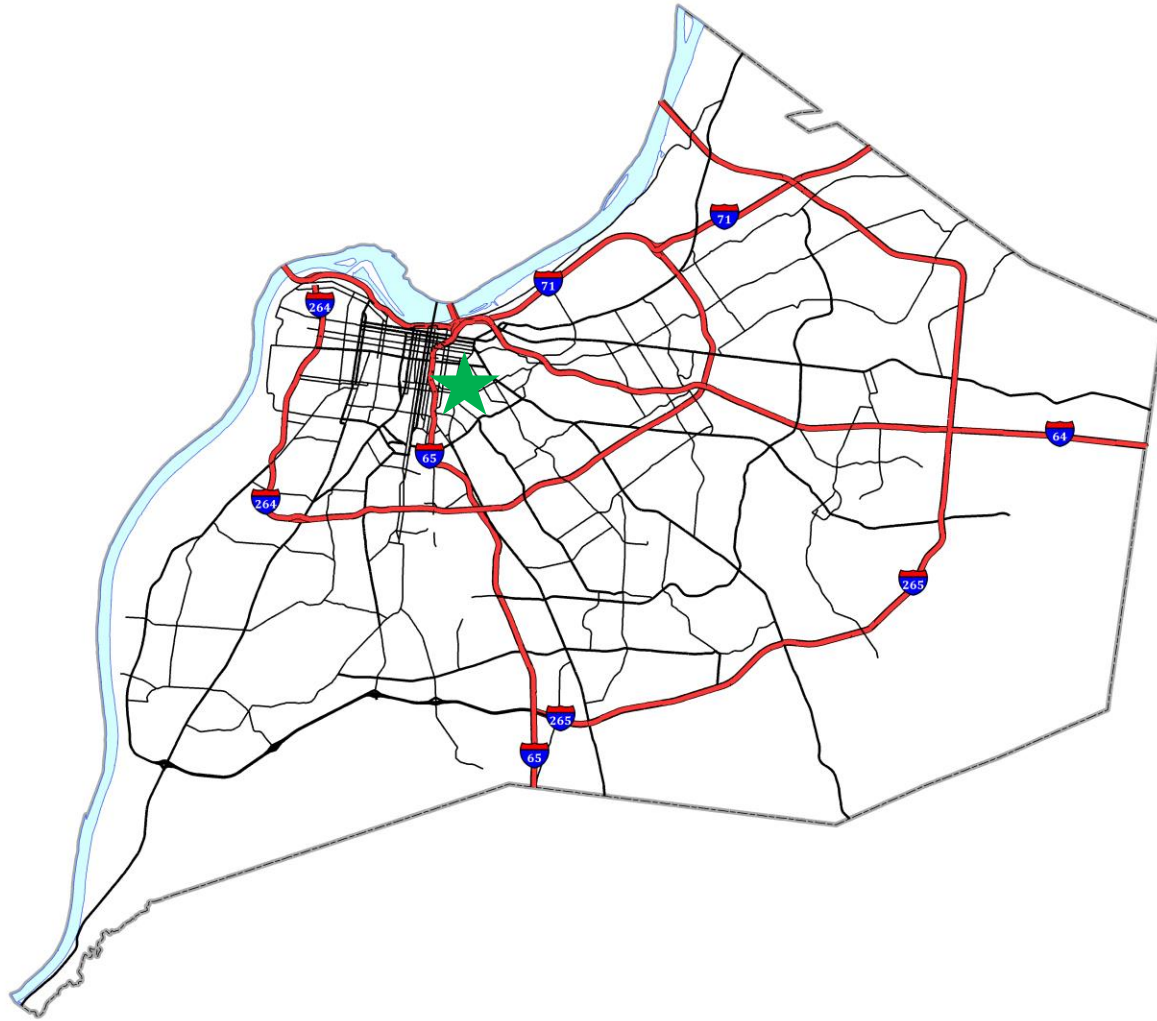
South: Church

East: Multi-Family Residential,
Commercial

West: Single-Family Residential



Site Location





Legend

-  Subject Site
-  Approved
-  Buffer



18CUP1180 Proximity Map

feet
210



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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.

18CUP1180

Site Photo



Subject Site

Site Photo



Site Photo



Site Photo



Site Photo



Conclusions

- Staff recommends continuance of the case until such time as the non-conforming rights issue can be resolved.
- This is the second of two cases being considered at this hearing regarding two neighboring properties (120 and 122 N. Bellaire), each of which is a non-conforming duplex residence. If the previous case (122 N. Bellaire) has been approved, it would result in an additional existing short-term rental within 600 ft of the site for consideration in this case, bringing the total to four.
- 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)