

20-CUP-0133
1229 Garvin Place



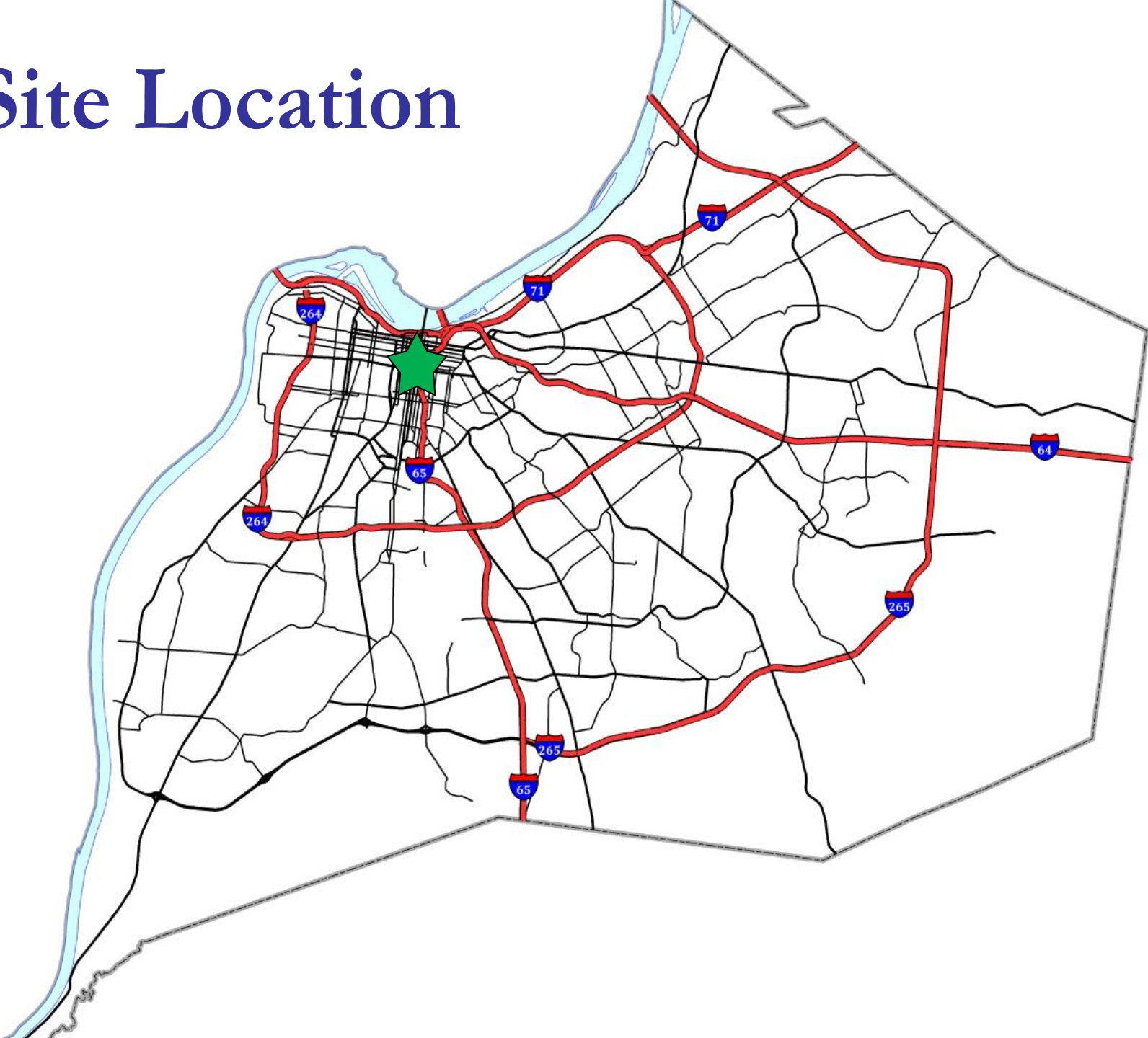
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
December 7, 2020

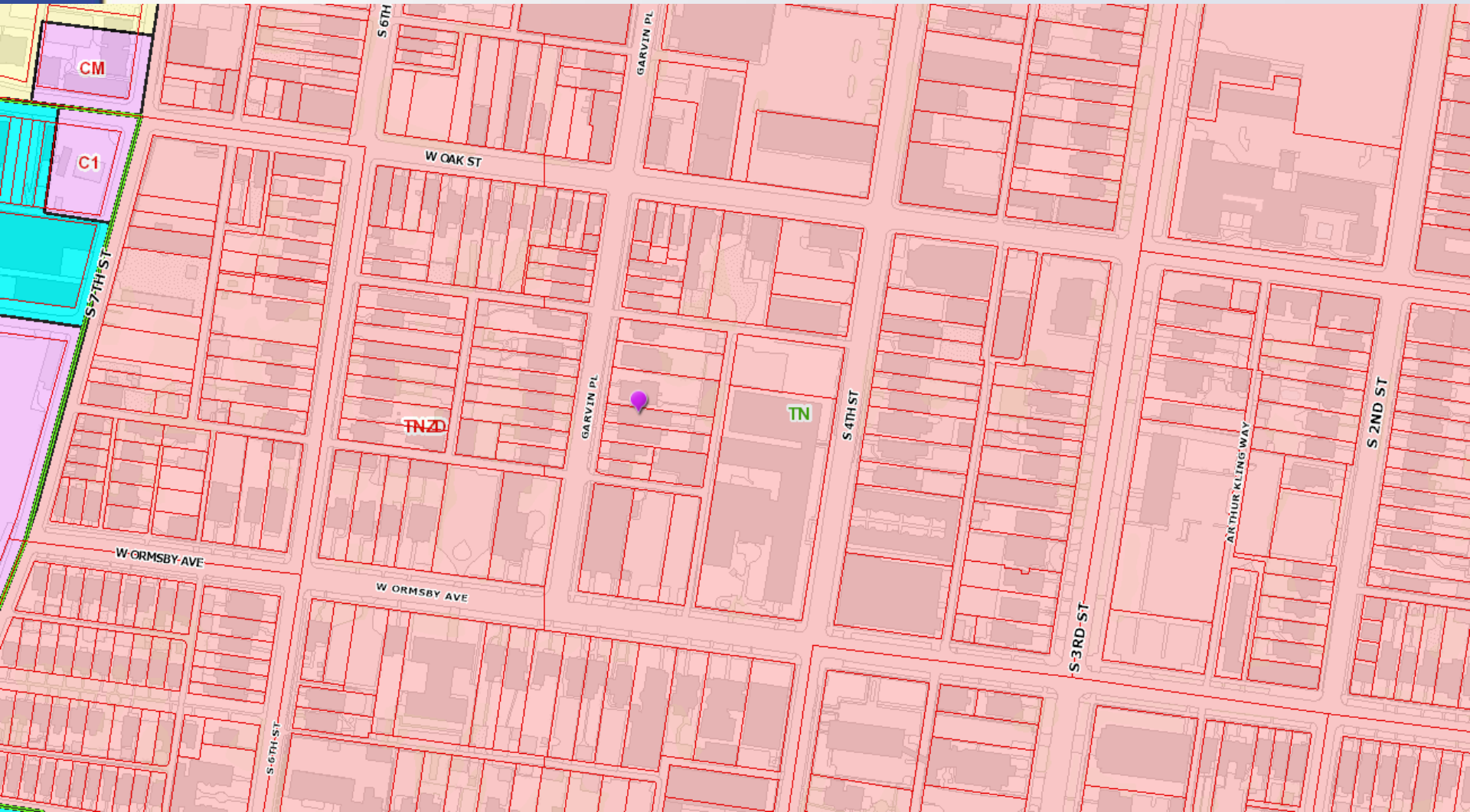
Request

Conditional Use Permit to allow a short term rental of a single family dwelling unit that is the primary residence of the host in the TNZD. (LDC 4.2.63)

Site Location



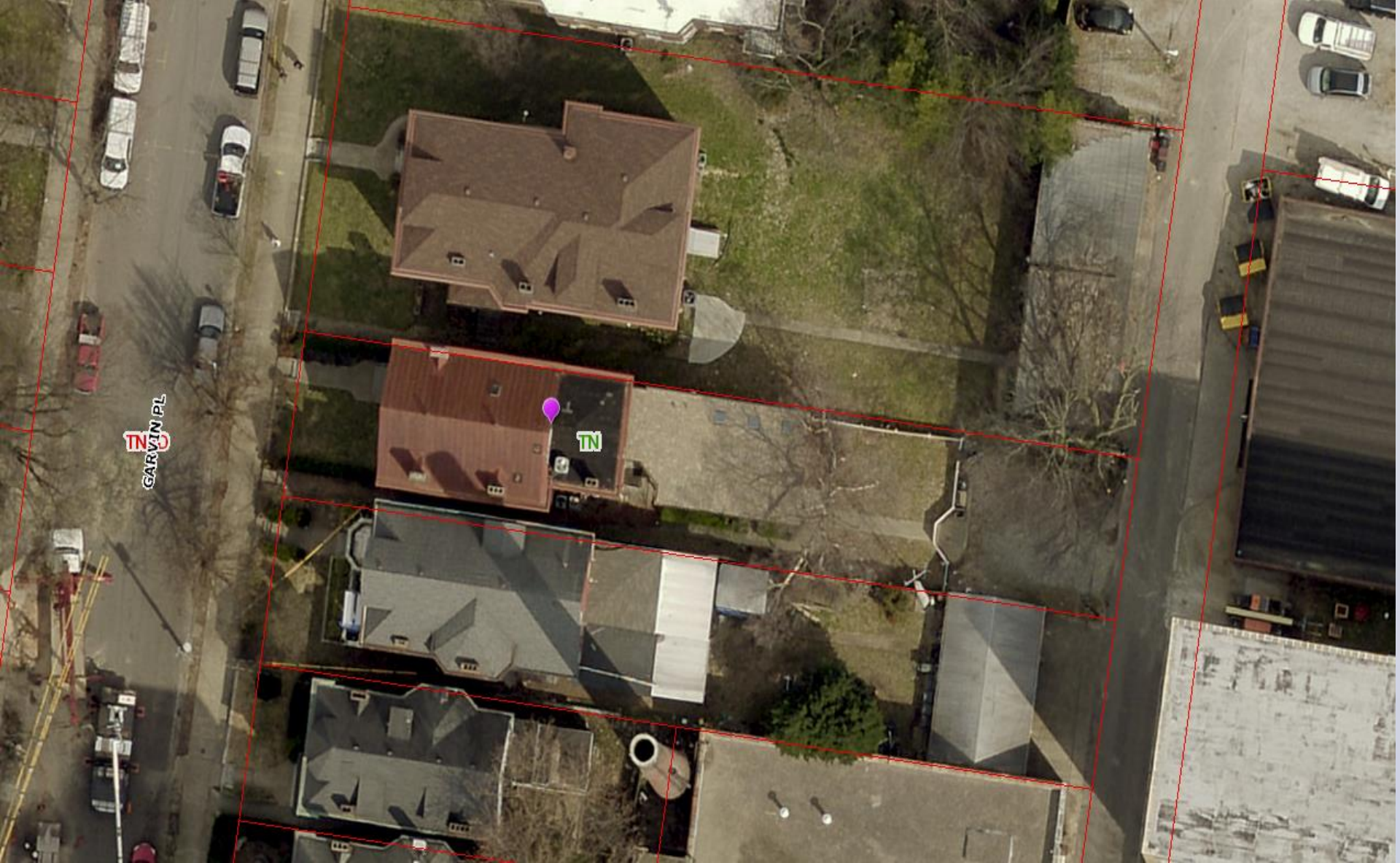
Zoning Map



Aerial Map








Aerial





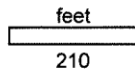
600 ft Buffer

Legend

-  Subject Site
-  Approved
-  Approved/Host
-  Pending
-  Buffer



**20-CUP-0133
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.

Front of the house



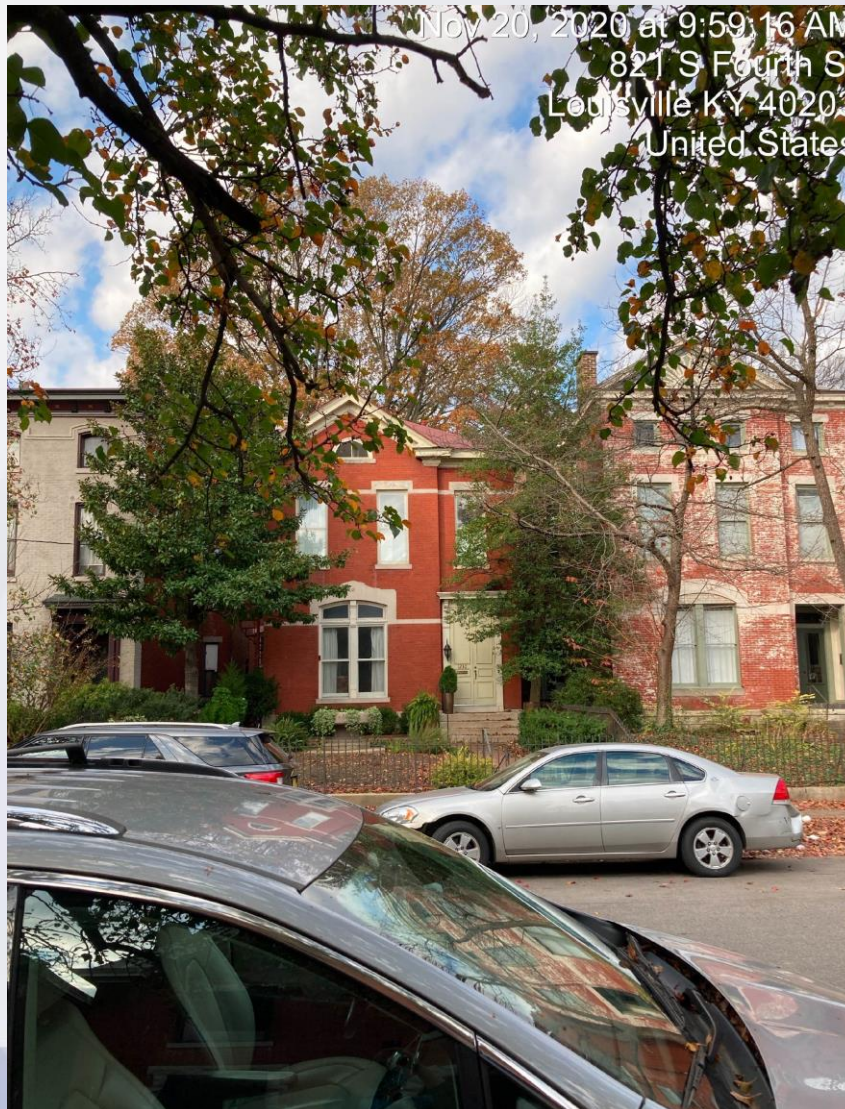
House to the north



House to the south



Properties across the street



View from alley



Nov 20, 2020 at 10:04:06 AM
821 S Fourth St
Louisville KY 40203
United States

Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.154 acres

4,374 square feet

6 Bedrooms total, owner using 2 bedrooms with access to common areas of the house for short term rental, allowing 6 guests.

Parking: 2-3 parking spaces off alley

33 feet of street frontage along G

Neighborhood Meeting on July 21, 2020, with 3 attendees, 2 in support, 1 in opposition and left when others arrived

Applicant has agreed to the condition of maintaining primary residency at 1229 Garvin Place.

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 Land Development Code for the requested Conditional Use Permit with the additional Conditions of Approval.

Required Action

Approve or Deny

Conditional Use Permit to allow short term rental of a single family dwelling unit that is the primary residence of the host in the TNZD (LDC 4.2.63) with Conditions of Approval.

Additional Conditions of Approval:

1. The Host of record for the short term rental shall maintain their primary residence in the dwelling unit on the subject property. In the event a primary residence is established on another property, short term rentals on the subject property must cease.
2. The Conditional Use Permit for this short term rental shall allow up to two (2) bedrooms. A modification of the Conditional Use Permit shall be required to allow additional bedrooms.