

19CUP1001 1036 Garvin Place



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

May 6, 2019

Request

- Conditional Use Permit to allow short term rental of a dwelling unit located in a TNZD district (LDC 4.2.63)

Case Summary/Background

- Located on the west side of Garvin Place between Zane Street and W. St. Catherine
- Adjoined by single- and multi-family residences
- Four bedrooms; LDC regulations permit up to 12 guests
- Two on-street parking spaces; no off-street parking
- Neighborhood meeting held on February 25, 2019

Zoning / Form District

Subject Site

Existing: TNZD/Traditional
Neighborhood

Proposed: TNZD/Traditional
Neighborhood w/short-term
rental CUP

Surrounding Sites

TNZD/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

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

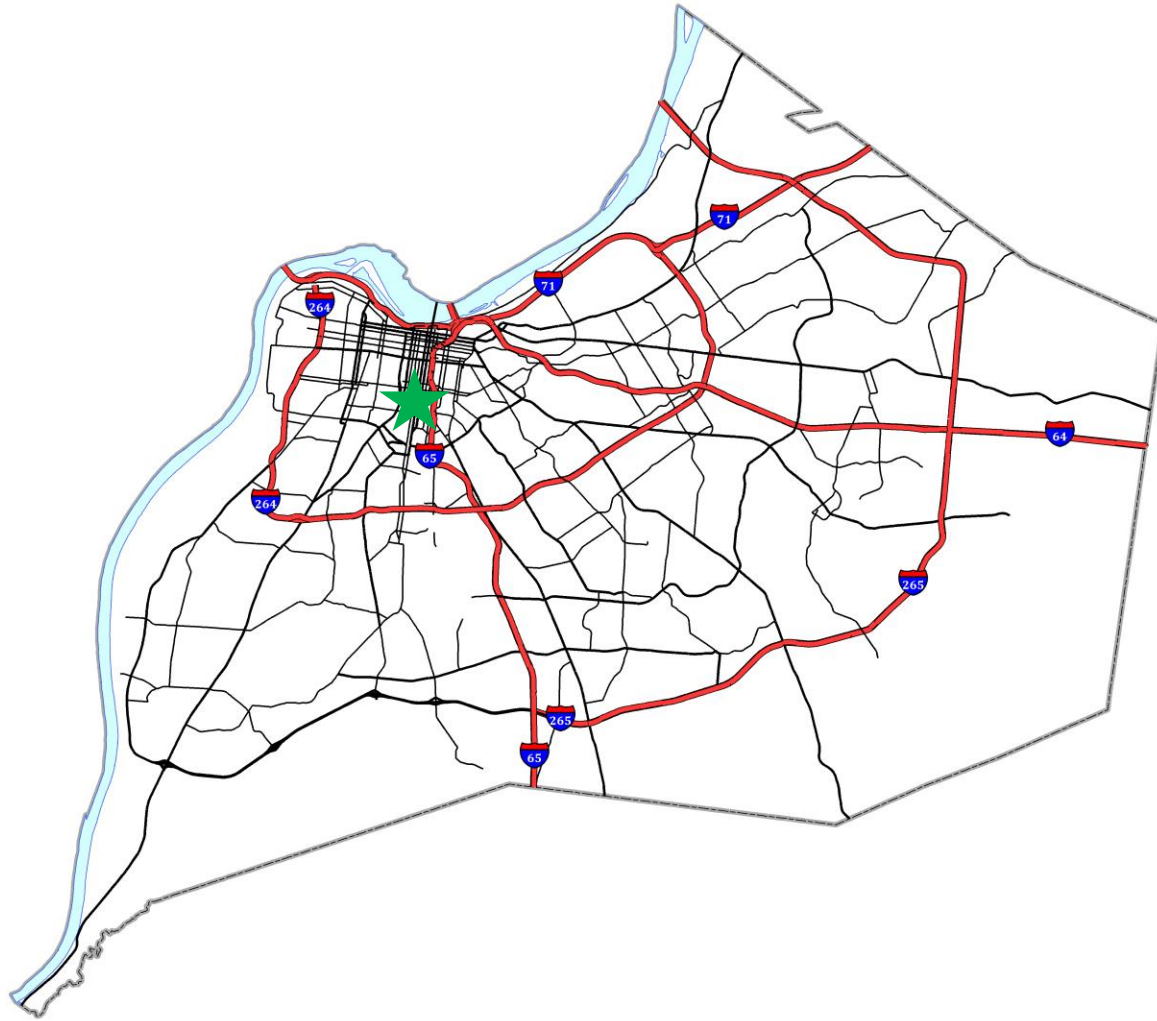
Surrounding Properties

North/East/West: Single-Family Residential

South: Multi-Family Residential



Site Location



Site Photo



Site Photo



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 a dwelling unit located in a TNZD district (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.