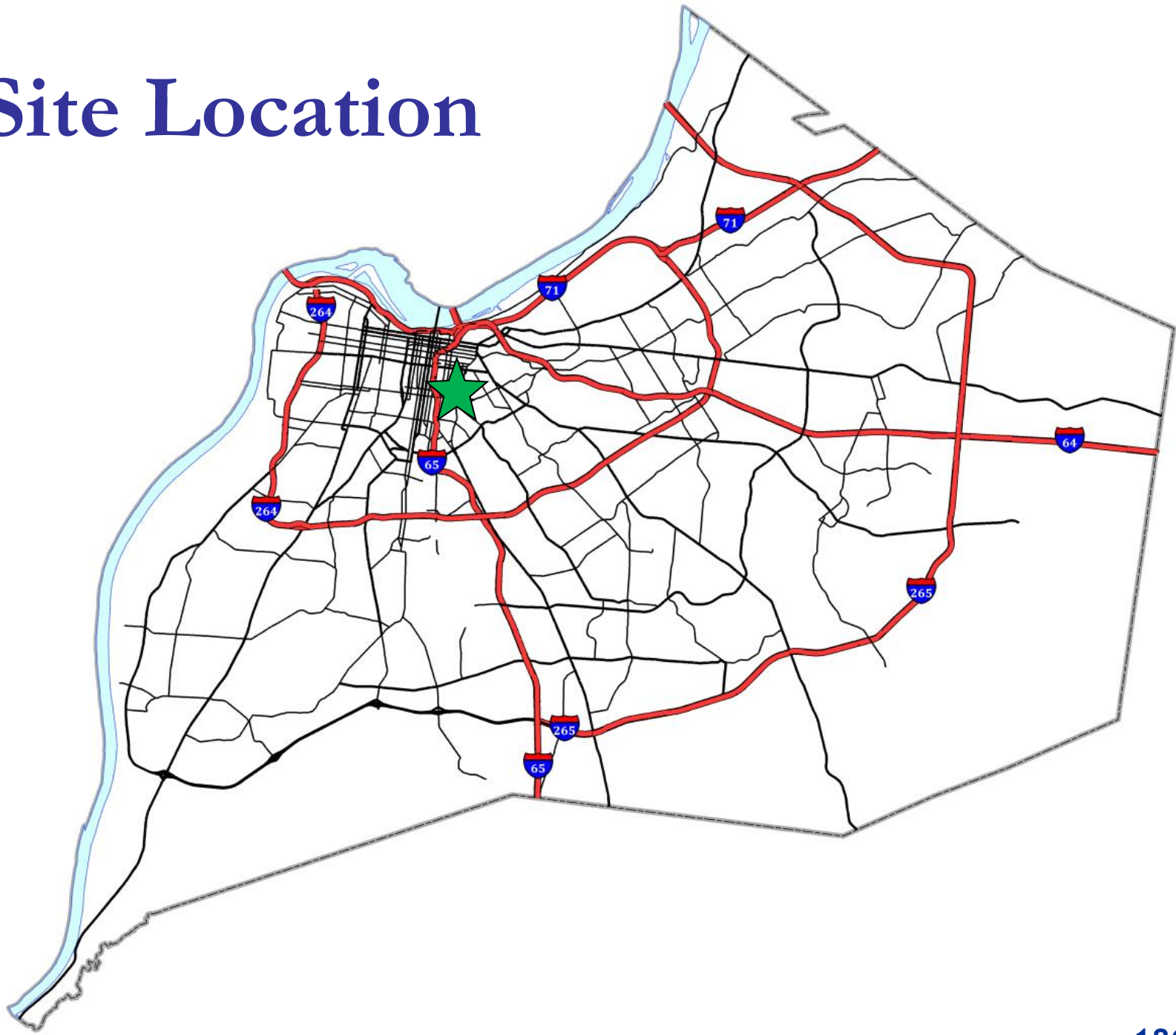# 18CUP1117
# 724 North Barbee Way

**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

Steve Hendrix, Planning Coordinator

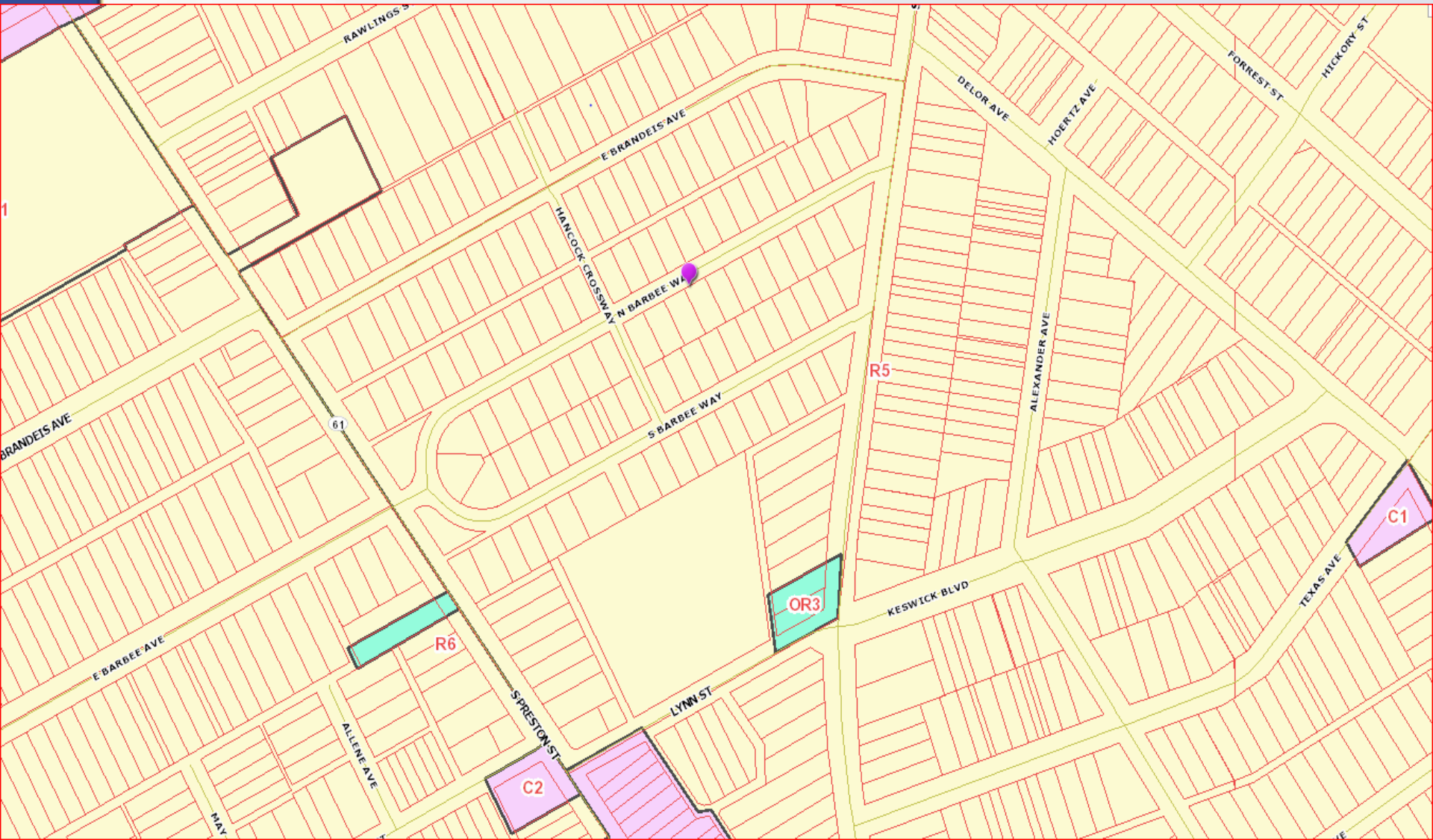December 17, 2018

# Request

Conditional Use Permit to allow a short term rental that is not the primary residence of the host. (LDC 4.2.63)
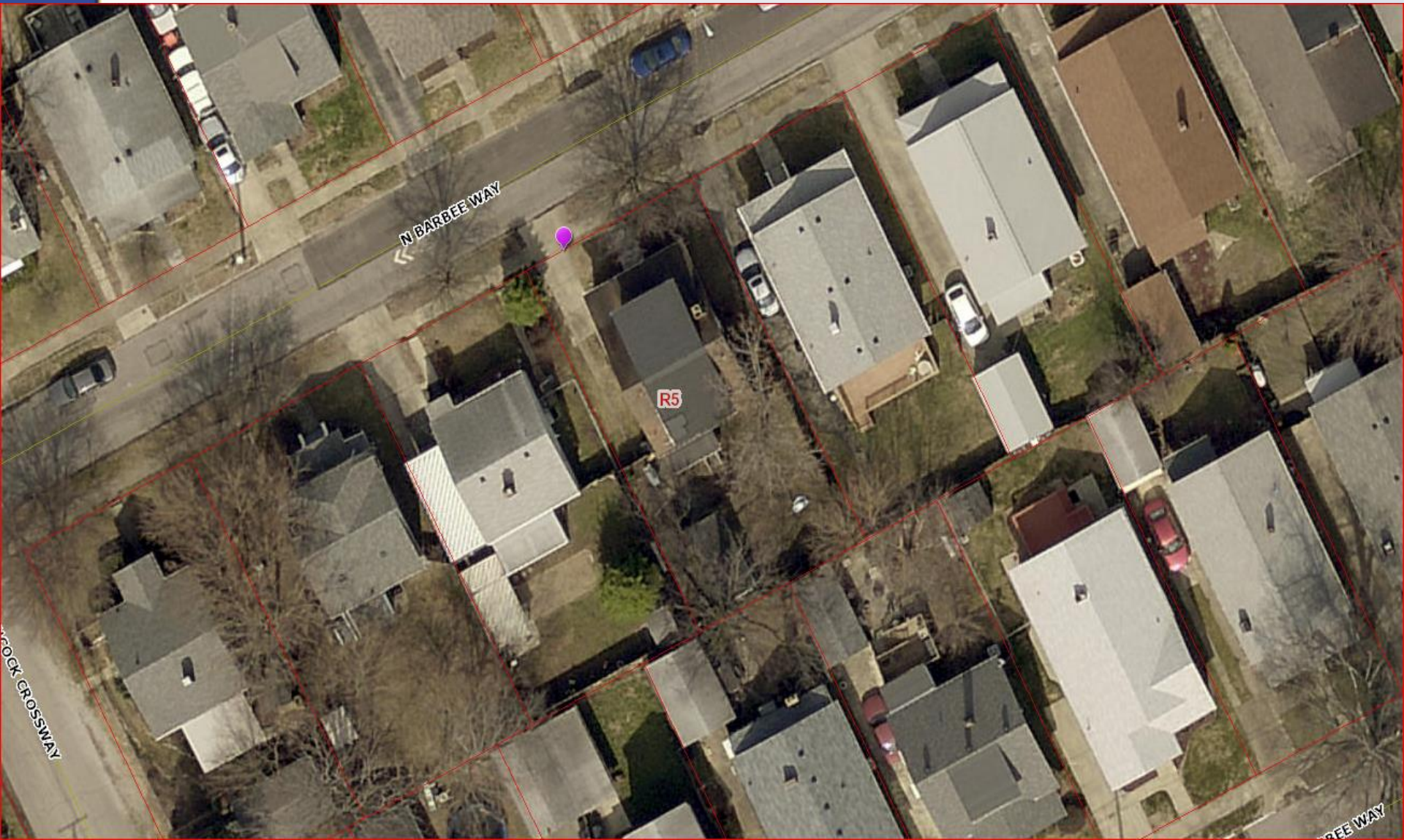
Louisville

# Site Location

# Zoning Map

# Aerial Map

# Case Summary / Background

Zoned R-5, Residential Single Family District

Traditional Neighborhood Form District

House built in 1928

St. Joseph neighborhood

0.085 acre

4 Bedrooms, two on each floor

12 guests would be allowed

Applicant Limiting to 10 guests

Parking in the driveway

Parties will not be allowed.

Residential uses on all sides

Neighborhood Meeting on November 24, 2018, with 1 person attending; had no objections.

# Front of the house



PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT
724
N BARBEE WA
CASE #18CUP1112
DATE DECEMBER 17, 2018
MONDAY 1:00 PM
514 WEST LIBERTY STREET
OLD JAIL BUILDING
574-6230

12/07/2018 09:48

# Houses to the west



12/07/2018 09:47

# Houses to the east



12/07/2018 09:47

# Houses across the street



12/07/2018 09:47

# Conclusions

- The proposal meets the standard of review for the requested Conditional Use Permit.

- 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.

Louisville

# Required Action

## Approve or Deny

- <u>Conditional Use Permit</u> to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

- <u>Conditions of Approval</u>
  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. **Total number of guests will be limited to ten, (10).**