

18CUP1028

2027 Maryland Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

June 4, 2018

Request

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

Case Summary/Background

- As the property is not the primary residence of the host, a Conditional Use Permit is required
- Located on the north side of Maryland Avenue at its intersection with Chichester Avenue
- Adjoined by single-family residential uses to all sides
- Residence has three bedrooms; LDC regulations permit up to ten guests
- One on-street parking space
- Neighborhood meeting held April 24, 2018

Zoning / Form District

Subject Site

Existing: R5-A/

Traditional Neighborhood

Proposed: R5-A/

Traditional Neighborhood
w/short-term rental CUP

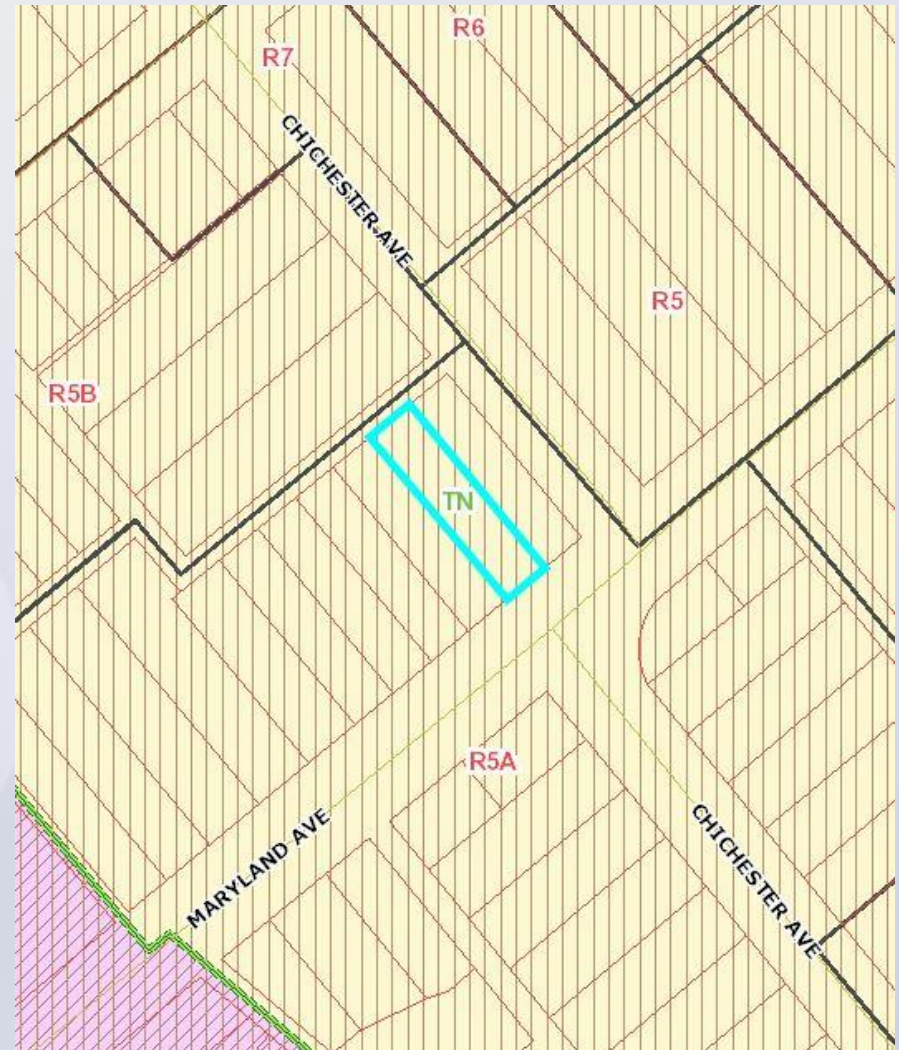
Surrounding Sites

North: R5-B/

Traditional Neighborhood

South/East/West: R5-A/

Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential

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

Surrounding Properties

Single-Family Residential



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Adjacent to North

Conclusions

- The proposal meets the standard of review for the requested CUP
- 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 not the primary residence of the host (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.