

**18CUP1123**  
**844 Melford Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**December 3, 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 dwelling unit is not the primary residence of the host, a CUP is required
- Located on the south side of Melford Avenue between Parklawn Drive and Preston Highway
- Adjoined by single-family residential uses and a cemetery to the rear
- The residence contains three bedrooms; LDC regulations permit up to 10 guests
- Both on-street and off-street parking is available
  - Two vehicles in detached garage
  - Up to four vehicles in driveway
  - One vehicle on-street
- Neighborhood meeting held September 25, 2018

# Zoning / Form District

## Subject Site

Existing: R-5/Neighborhood

Proposed: R-5/Neighborhood  
w/short-term rental CUP

## All Surrounding Sites

R-5/Neighborhood





# Land Use

## Subject Property

**Existing:** Single-Family Residence

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

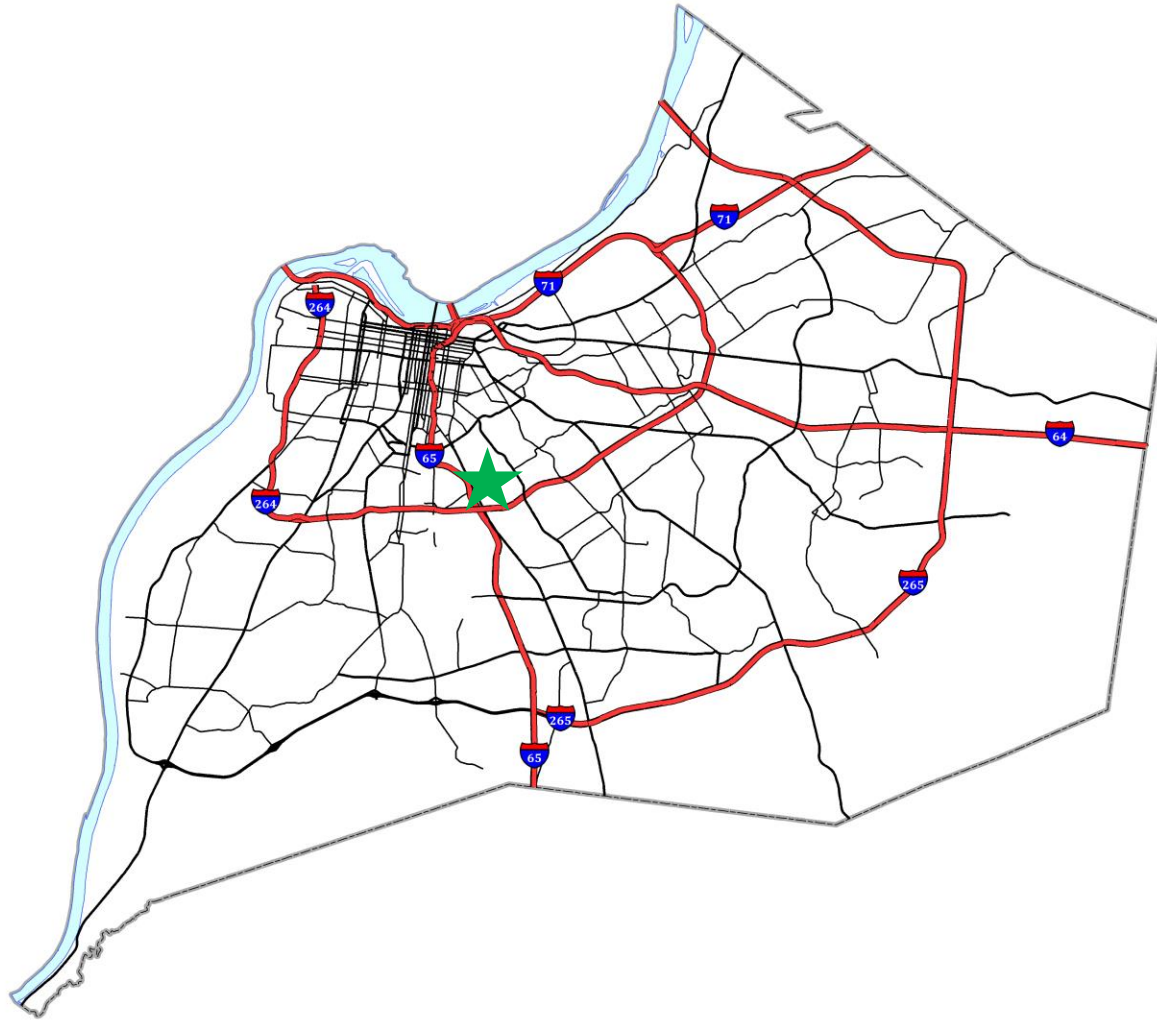
## Surrounding Properties

**North/East/West:** Single-Family  
Residential

**South:** Cemetery



# Site Location





# Site Photo





# Site Photo





# Site Photo





# Site Photo





# Site Photo



Driveway



# 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 dwelling units 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.