

**18CUP1212**  
**936 E. Washington Street**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**April 29, 2019**

# 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

- Located on the south side of E. Washington Street between N. Wenzel and N. Campbell Streets
- R-6 multi-family residence adjoined by single-family residences and a commercial use
- Two bedrooms do not appear to meet regulatory requirements; residence can accommodate up to four guests
- One on-street parking space; no off-street parking
  - Additional on-street parking on E. Washington and N. Wenzel Streets
- Neighborhood meeting held on February 25, 2019

# Zoning / Form District

## Subject Site

Existing: R-6 Multi-Family Residential

Proposed: R-6 Multi-Family Residential  
w/short-term rental CUP

## Surrounding Sites

North/East/West: R-6 Multi-Family  
Residential/Traditional Neighborhood

South: C-M Commercial/  
Traditional Marketplace Corridor



# Land Use

## Subject Property

Existing: Single-Family Residence

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

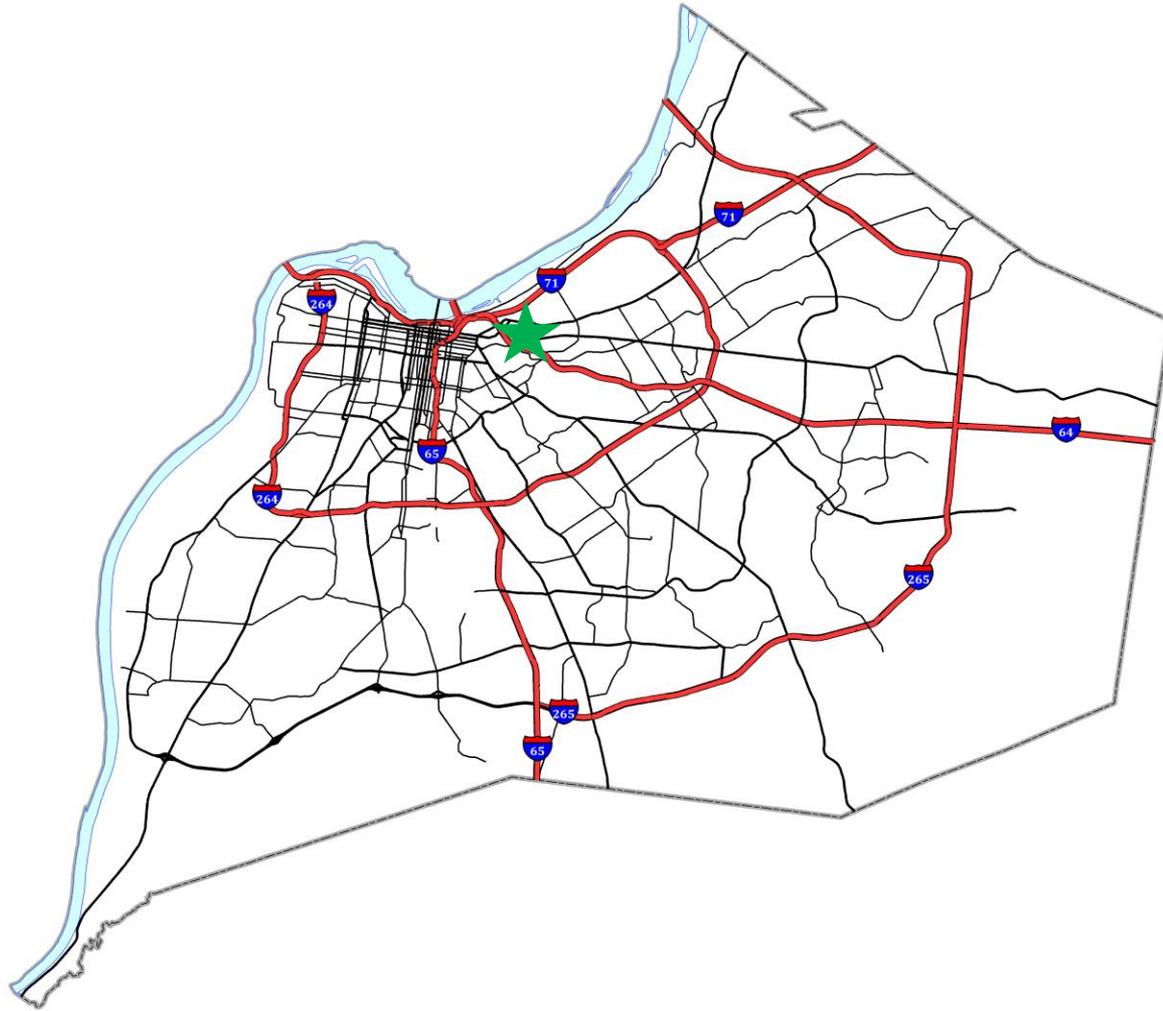
## Surrounding Properties

North/East/West: Single-Family Residential

South: Commercial



# Site Location



# Site Photo



# Site Photo



Adjacent to East

# Site Photo



# Site Photo



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# 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.