

# 17CUP1037

## 1115 Highland Avenue



Louisville Board of Zoning Adjustment Public Hearing

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September 11, 2017

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-6 Single-Family Residential zoning district

# Case Summary/Background

- As the owner lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required
- Located on Highland Avenue between Vine Street and Schiller Court
- Developed with a one-bedroom single-family residence; up to six guests permitted
- In a Traditional Neighborhood adjoined by single-family residential uses
- Two on-street parking spaces
- No comments have been received; neighborhood meeting was held on June 30, 2017

# Zoning / Form District

## Subject property

- R-5 Single-Family Residential/TN

## Surrounding properties

- **North:** C-2 Commercial/TNMC
- **South:** R-5 Single Family Residential/TN
- **East:** C-2 Commercial/TNMC
- **West:** R-5 Single Family Residential/TN

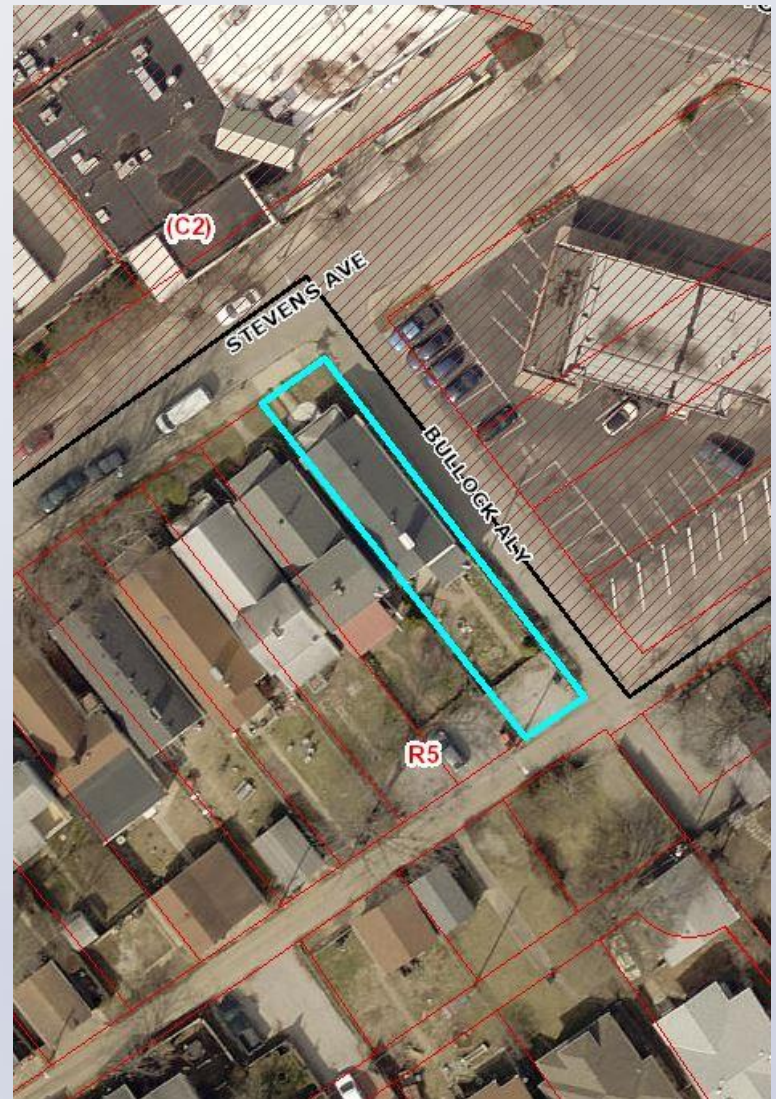
# Land Use

## Subject Property

- **Existing:** Single-family residential
- **Proposed:** Single-family residential with short-term rental

## Surrounding Properties

- **North:** Restaurant
- **South:** Single-Family Residential
- **East:** Auto repair shop
- **West:** Single-Family Residential



# Site Photos



# Site Photos



# Site Photos



Adjacent to West



# Site Photos



Adjacent to North

# Site Photos



Rear Alley Parking

# Conclusions

- The applicant has provided the required documentation, has held a neighborhood meeting and has been informed of the standards and regulations specific to use of the dwelling unit for short term rentals
- 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 that is not the primary residence of the owner in an R-5 Residential Single-Family zoning district