

17CUP1017

1411 Christy Avenue



Louisville Board of Zoning Adjustment Public Hearing

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October 16, 2017

Request

- Conditional Use Permit to allow short term rental in an UN Zoning District that is not the primary residence of the host.

Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with two building, a single family dwelling and detached garage. The applicant owns the property, but does not reside in the dwelling unit. The applicant intends to rent the dwelling unit to parties for tenancies of less than 30 days
- The site is located on the north side of Christy Avenue between Edward Street and Rubel Avenue, and an alley to the rear of the property. According to the applicant, the structure has one dwelling unit with two bedrooms; LDC regulations permit 8 guests.

Zoning/Form Districts

Subject:

Existing: UN/TN

Proposed: UN/TN

North: UN/TN

South: UN/TN

East: UN/TN

West: UN/TN



Aerial Photo/Land Use

Subject:

Existing: Residential

Proposed: Residential

North: Residential

South: Residential

East: Residential

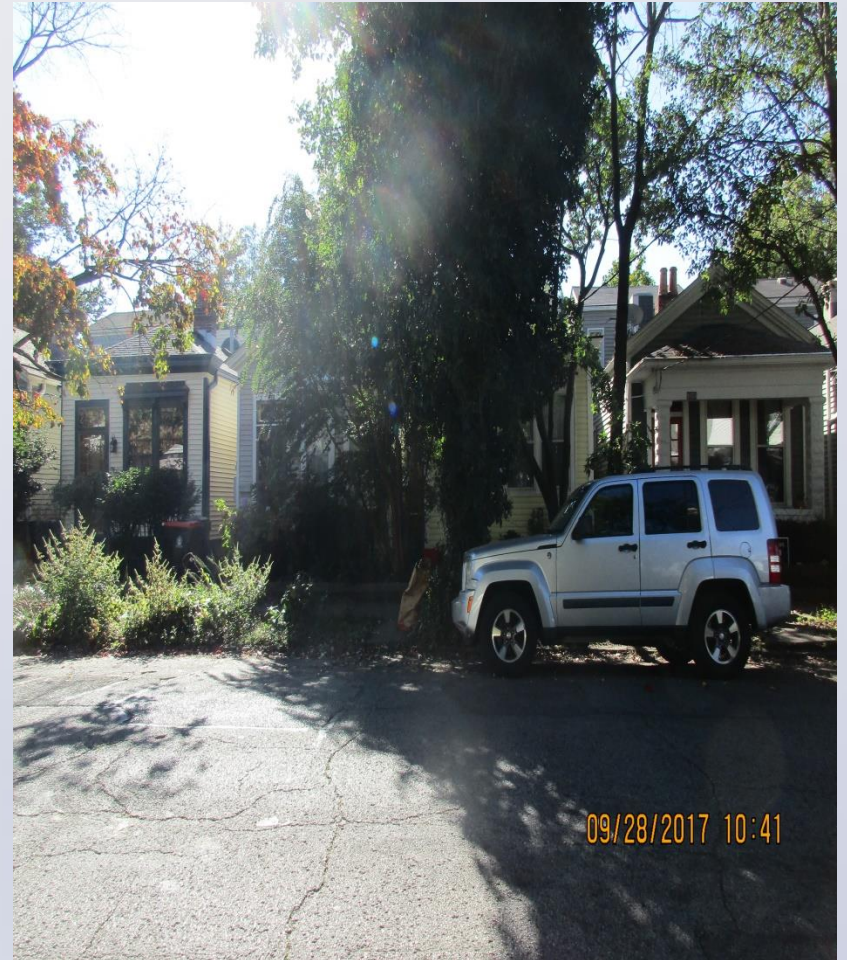
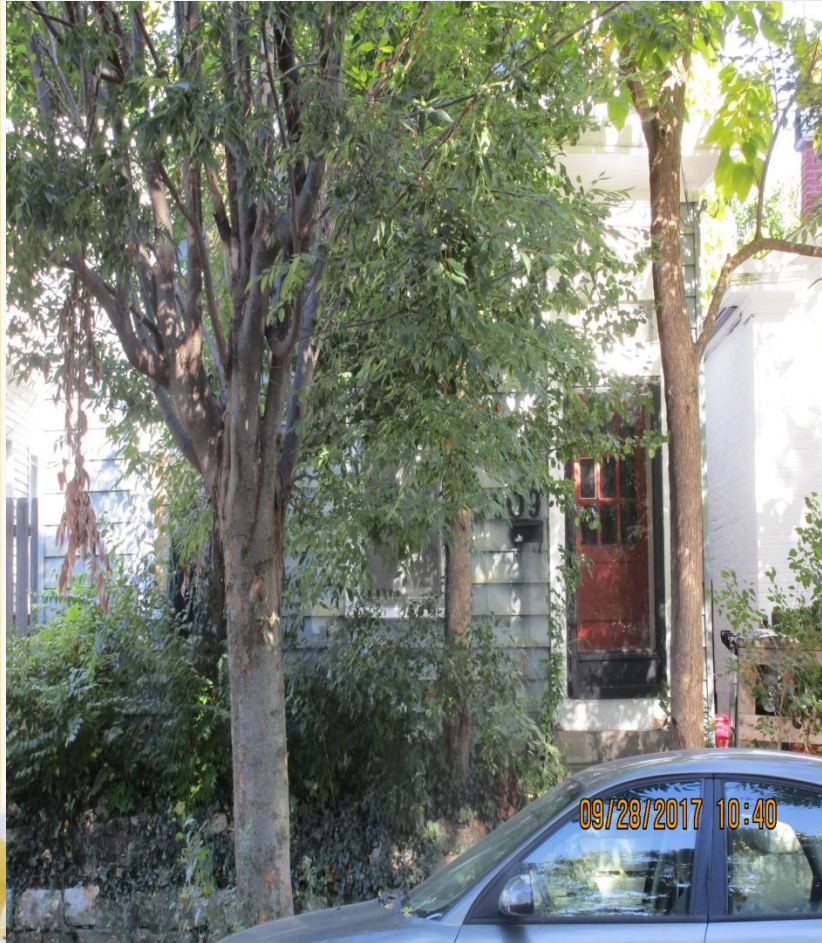
West: Residential



Front/Residence to Right



Residence to Left/Across Street



Alley



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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 and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

- Approve or Deny
- Conditional Use Permit to allow short term rental in an UN Zoning District that is not the primary residence of the host.