

18CUP1110

2069 South Preston Street



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

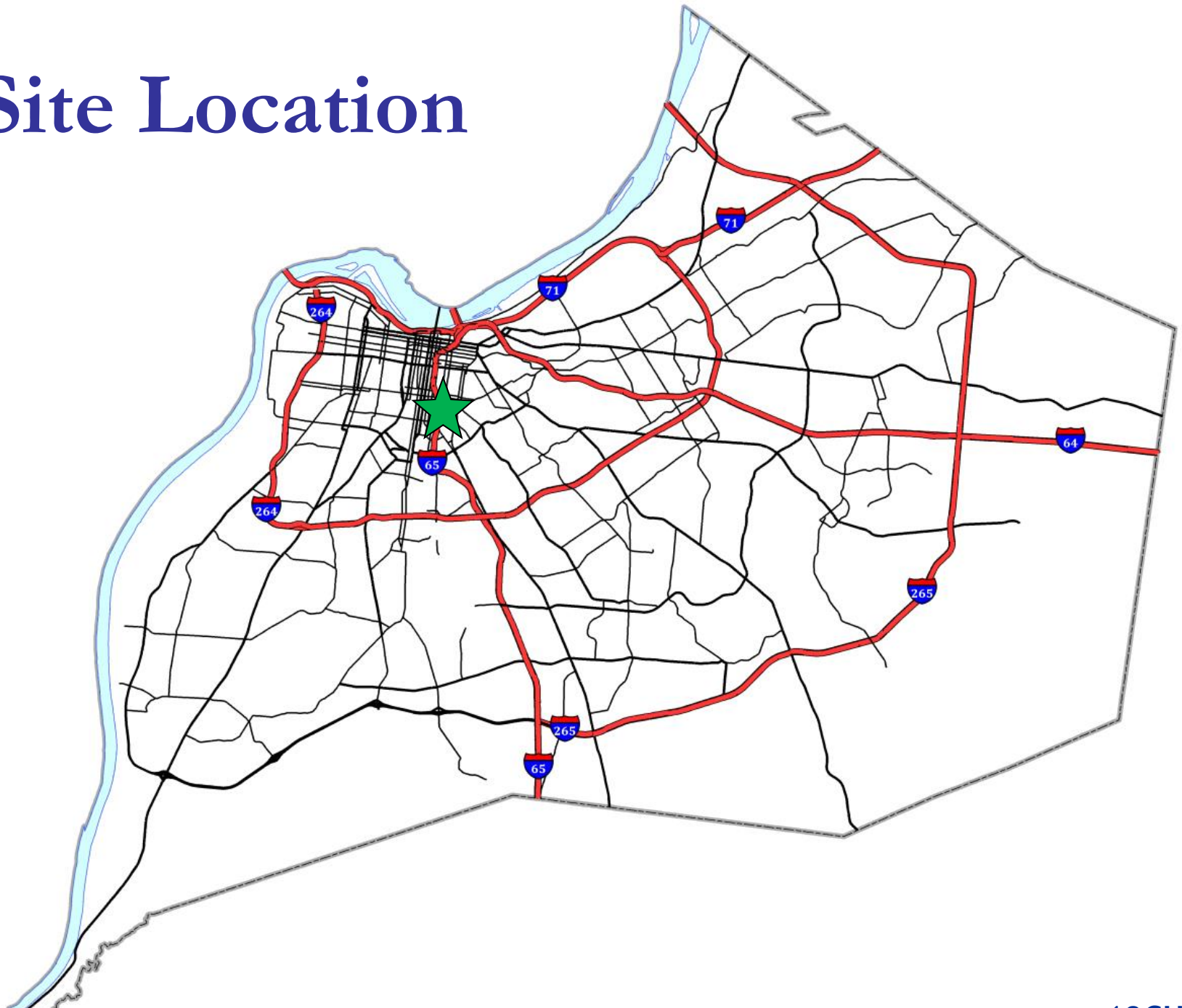
Steve Hendrix, Planning Coordinator

October 29, 2018

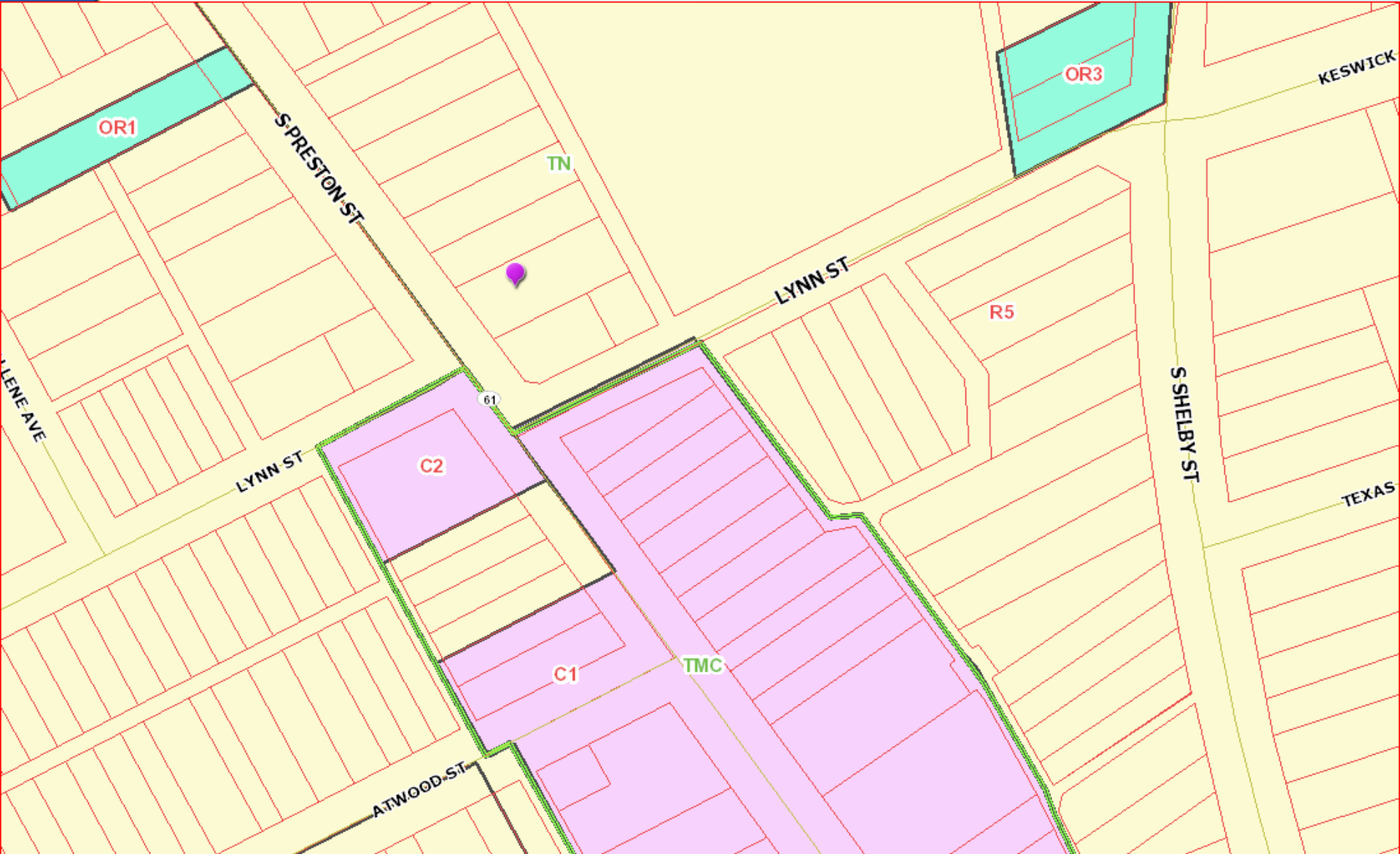
Request

Conditional Use Permit to allow a short term rental that is not the primary residence of the host. (LDC 4.2.63)

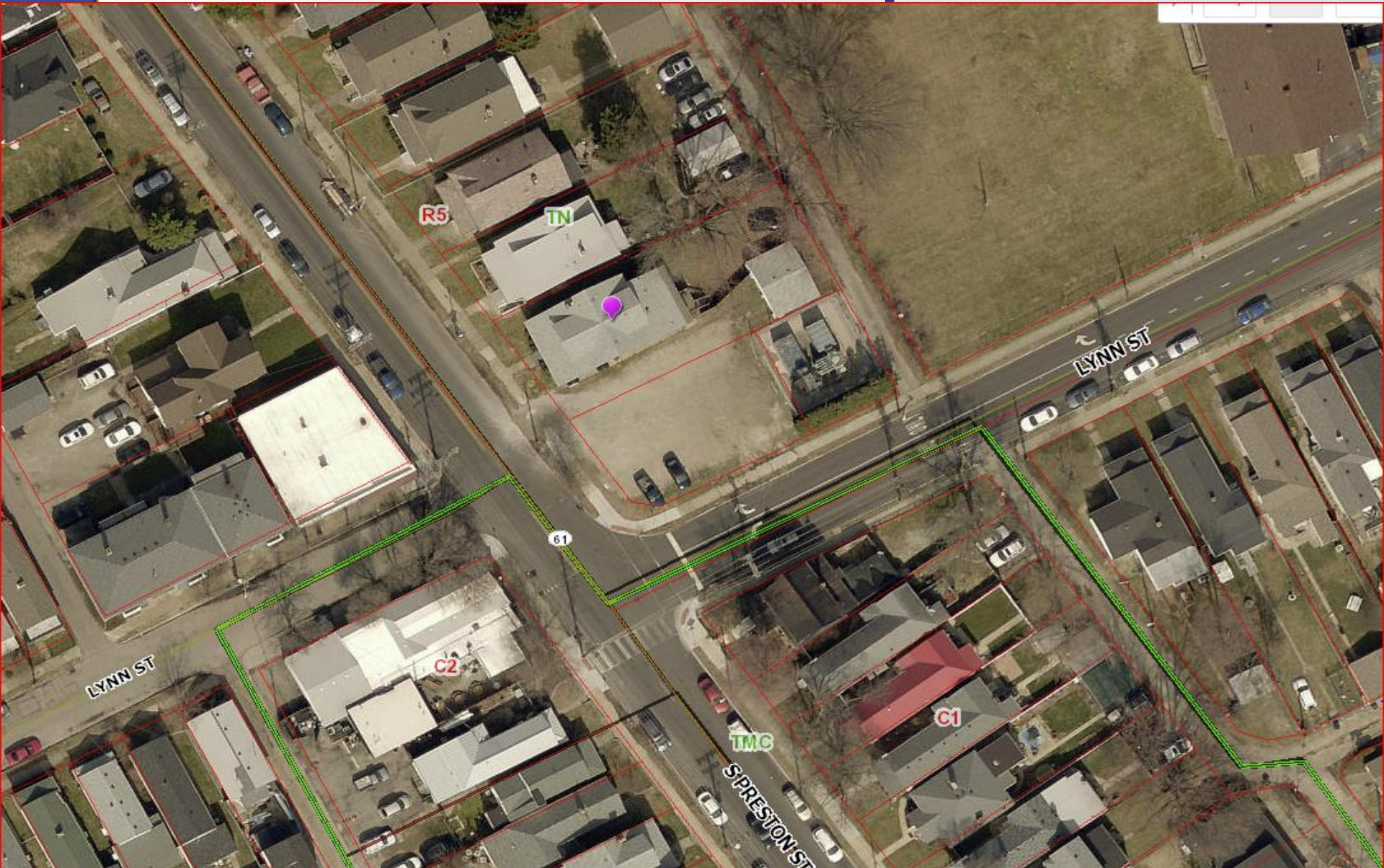
Site Location



Zoning Map



Aerial Map



Front of the house



10/12/2018 11:13

Lynn Street/South Preston Street Corner



10/12/2018 11:13

Houses to the north



10/12/2018 11:14

2070-2074 South Preston Street Rezoned to C-2, 9/6/2018



10/12/2018 11:14

Garage



10/12/2018 11:15

Case Summary / Background

Zoned R-5, Residential Single Family District

Traditional Neighborhood Form District

0.15 acres

3 Bedrooms, 10 guests would be allowed

Applicant Limiting to 8 guests

Parking in the front and behind the house.

Parties will not be allowed.

Neighborhood Meeting on September 24, 2018, with 2 people attending; Councilwoman's Butler office (District 15) and President of St. Joseph Area Association.—No Concerns.

Conclusions

- The proposal meets the standard of review for the requested Conditional Use Permit.
- 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 Land Development Code 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.
 3. Total number of guests will be limited to eight, (8).