

17CUP1000 1120 Everett Avenue



Louisville Board of Zoning Adjustment Public Hearing

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April 3, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit in an R-5B Residential Two-Family zoning district that is not the primary residence of the owner

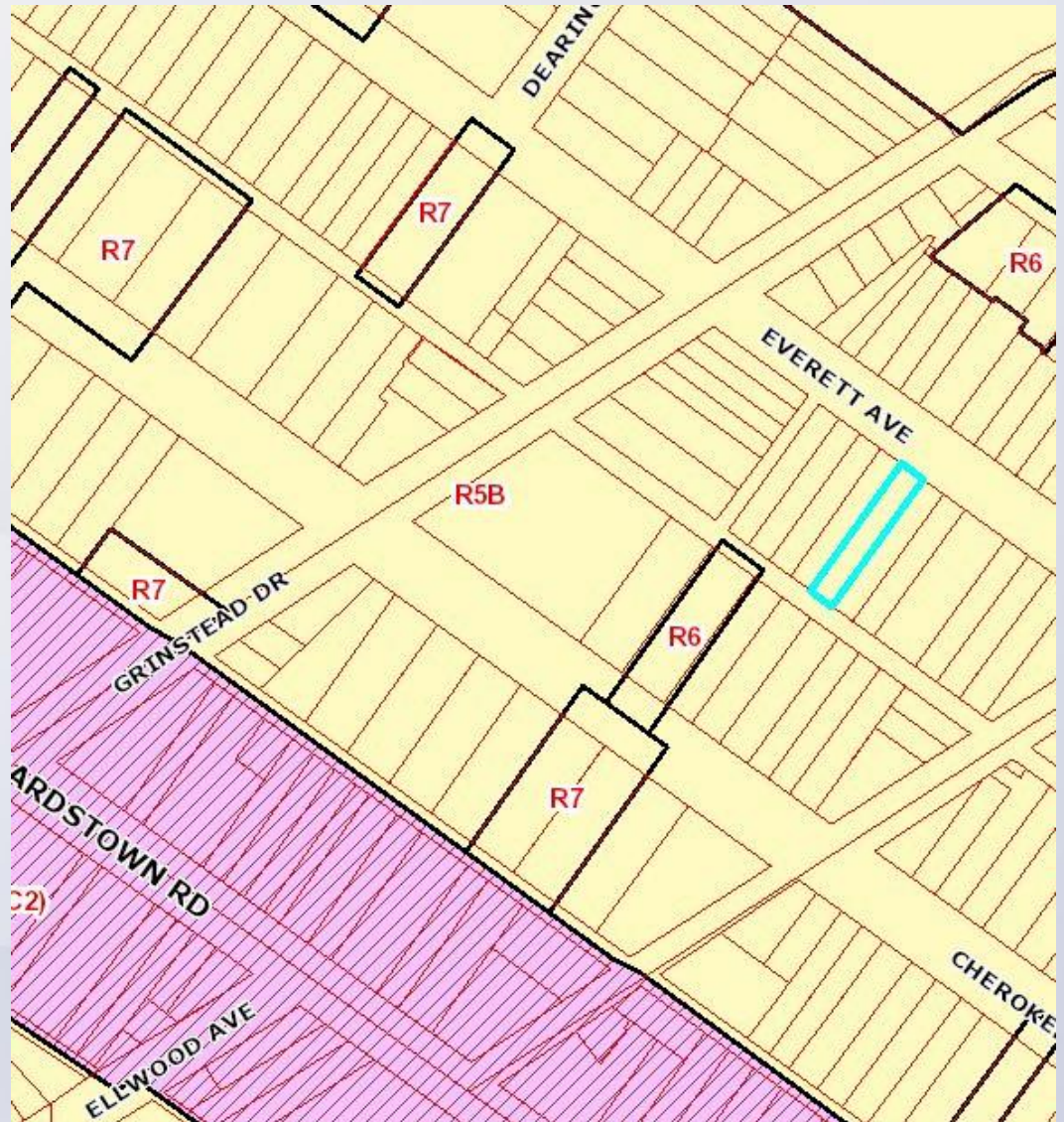
Case Summary/Background

- As the owner/applicant lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required
- Property located on Everett Avenue between Grinstead Drive and Patterson Avenue, served by an alley at the rear
- Developed with two-bedroom single-family residence
- Surrounded by single and multi-family residential uses in the same zone and form district
- Can accommodate one vehicle on Everett and two vehicles on a parking pad off the rear alley
- Staff received three comments in opposition to the proposal but none have followed up with further details as of this time

Zoning / Form District

Subject and surrounding properties:

- R-5B Residential Two-Family
- Traditional Neighborhood form district



Aerial Photo / Land Use

Subject Property:

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

Surrounding Properties:

- North: Single-family residential
- South: Multi-family residential
- East: Single-family residential
- West: Single-family residential



Site Photos



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 in the LDC for a Conditional Use Permit

Required Action

Approve or Deny:

- Conditional Use Permit to allow short term rental of a dwelling unit in an R-5B Residential Two-Family zoning district that is not the primary residence of the owner