

17CUP1019

272 Saunders Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
May 15, 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-5A Residential Multi-Family 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 dead-end street
- Site is developed with a single-family residence with one bedroom
- Surrounded by single family residential uses in a Traditional Neighborhood form district
- On-street parking only; no driveway or alley available
- No comments have been received; neighborhood meeting was held on April 6, 2017

Zoning / Form District

Subject property zoning

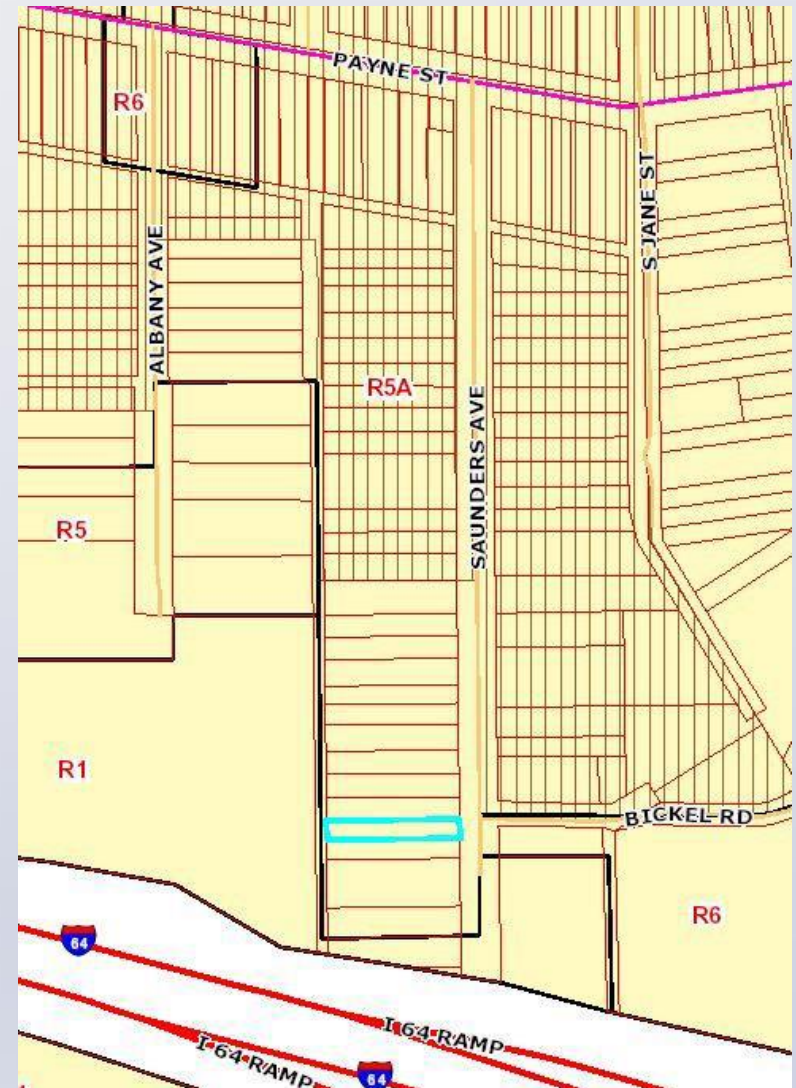
- R-5A Multi-Family Residential

Surrounding properties zoning

- North: R5-A Multi-Family Residential
- South: R5-A Multi-Family Residential
- East: R-6 Multi-Family Residential
- West: R-1 Single-Family Residential

All properties form district

- Traditional Neighborhood



Land Use

Subject Property

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

Surrounding Properties

- **North:** Single-Family Residential
- **South:** Single-Family Residential
- **East:** Single-Family Residential
- **West:** Undeveloped



Site Photos



Subject property



Adjacent to north



Adjacent to south



Across street to east

Site Photos



House Rear



Rear Yard:
house to shed



Rear Yard:
shed to property line

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 a dwelling unit that is not the primary residence of the owner in an R-5A Residential Multi-Family zoning district