

# 18CUP1058

## 1404 Goddard Avenue



Louisville Board of Zoning Adjustment Public Hearing

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June 18, 2018

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

# Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a Conditional Use Permit is required
- Located on the south side of Goddard Avenue with additional street frontage on Barrett Avenue
- Adjoined by single-family residential uses to the north and east and multi-family uses to the west and south
- According to the applicant, the residence has four bedrooms; up to twelve guests are permitted
- Parking is not permitted on Barrett or Goddard; two on-site spaces are available on a parking pad accessed via Goddard
- Neighborhood meeting held May 31, 2018

# Zoning / Form District

## Subject Site

**Existing:** R5-B/

Traditional Neighborhood

**Proposed:** R5-B/

Traditional Neighborhood w/short-term rental CUP

## Surrounding Sites

**North:** R-5/Traditional Neighborhood

**South:** R-5-B/Traditional Neighborhood

**East:** R-5/Traditional Neighborhood

**North:** R-7/Traditional Neighborhood





# Land Use

## Subject Property

**Existing:** Single-Family Residential

**Proposed:** Single-Family Residential  
w/ CUP for short-term rental

## Surrounding Properties

**North:** Single-Family Residential

**South:** Single-Family Residential

**East:** Single-Family Residential

**West:** Multi-Family Residential



# Site Location



# Site Photo





# Site Photo





# Site Photo



# Site Photo



06/01/2018 10:23



# Site Photo





# Site Photo



Across Barrett Avenue

# Conclusions

- BOZA must determine whether the parking is adequate for the proposed CUP use; the proposal meets all remaining CUP requirements
- 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 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.