

**18CUP1152**  
**918 Stone Street**



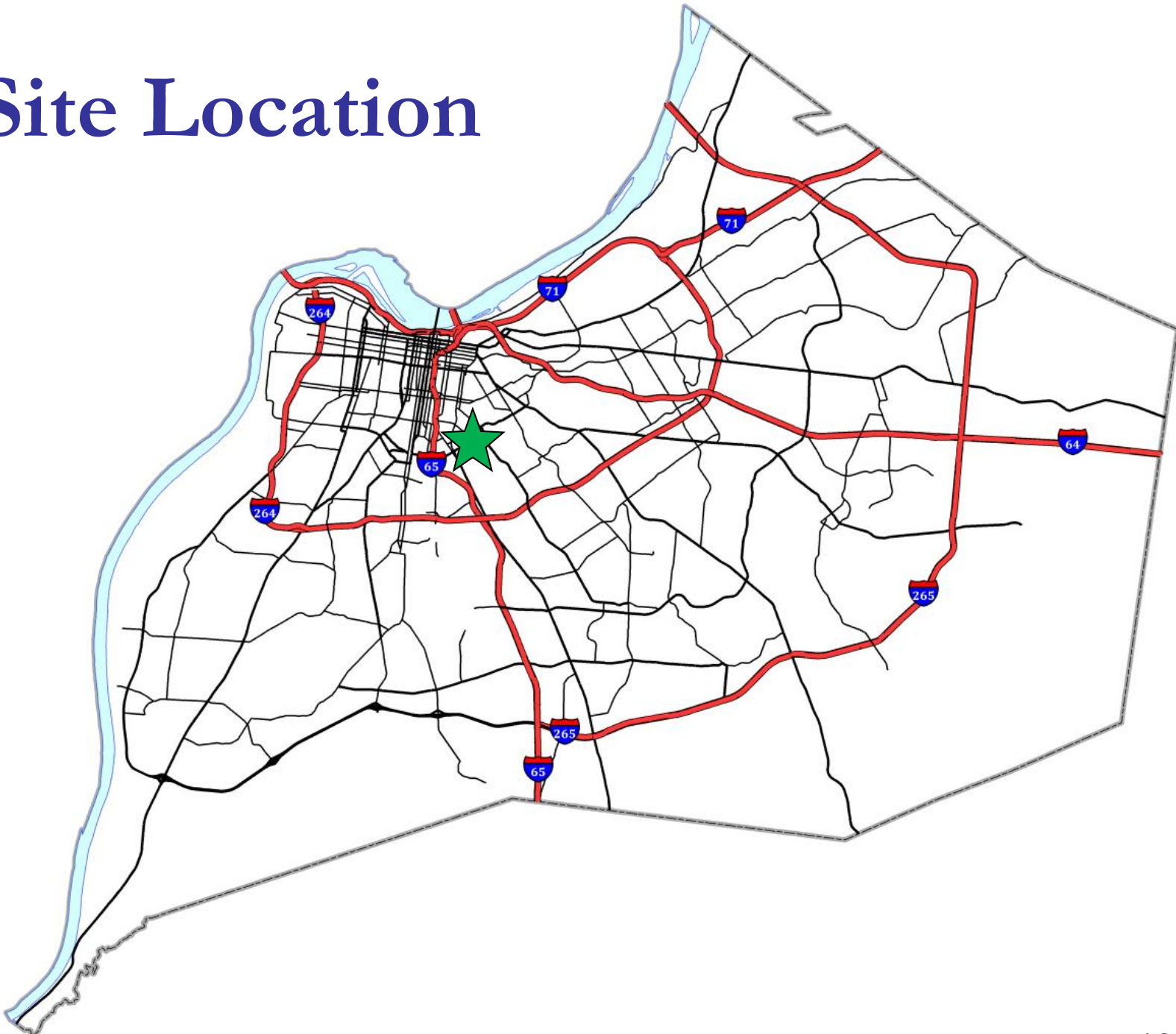
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Steve Hendrix, Planning Coordinator**  
**March 4, 2019**

# 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



The map displays a residential area with a grid of streets. Key streets include E Burnett Ave, Thruston Ave, French Ave, McKinley Ave, Stone Ave, Greenup Rd, English Ave, Harrison Ave, and Bobolink Rd. Zoning districts are indicated by colored areas and labels: R1 (yellow), R5 (orange), R7 (light blue), OR1 (light green), OR3 (light blue), C1 (pink), C2 (light blue), and C3 (light green). A purple pin marks a property at the intersection of Stone Ave and McKinley Ave. A green rectangle highlights a property at the intersection of Harrison Ave and English Ave. The map also shows a large body of water (Audubon Park) in the upper right corner and a highway (I-44) running along the bottom edge.

# Aerial Map



# Case Summary / Background

Zoned R-5, Residential Single - Family District

Neighborhood Form District

House built in 1951

Audubon neighborhood

0.158 acres

3 Bedrooms

10 guests would be allowed

Parking on site (3) and on the street (2)

Parties will not be allowed.

Residential uses surround

Neighborhood Meeting on January 6, 2019, with 3 people attending, applicant stating that the people seemed satisfied with his answers.

# Front of the house



# House to the east



# Houses to the west



02/14/2019 10:31

# Houses across the street



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# Rear of property



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# 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.