

**19CUP1011**  
**7517 Merlyn Circle**



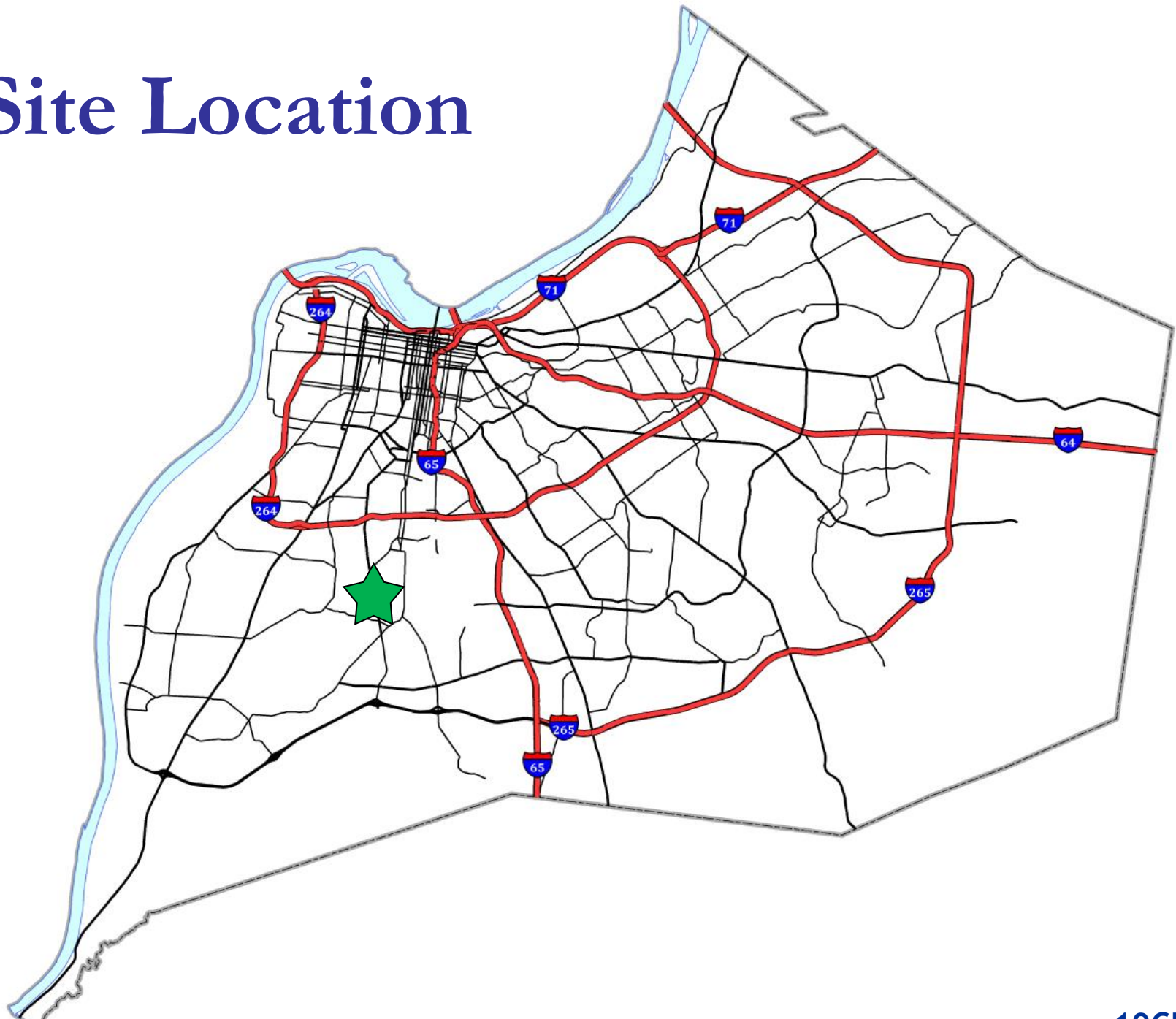
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Steve Hendrix, Planning Coordinator**  
**April 15, 2019**

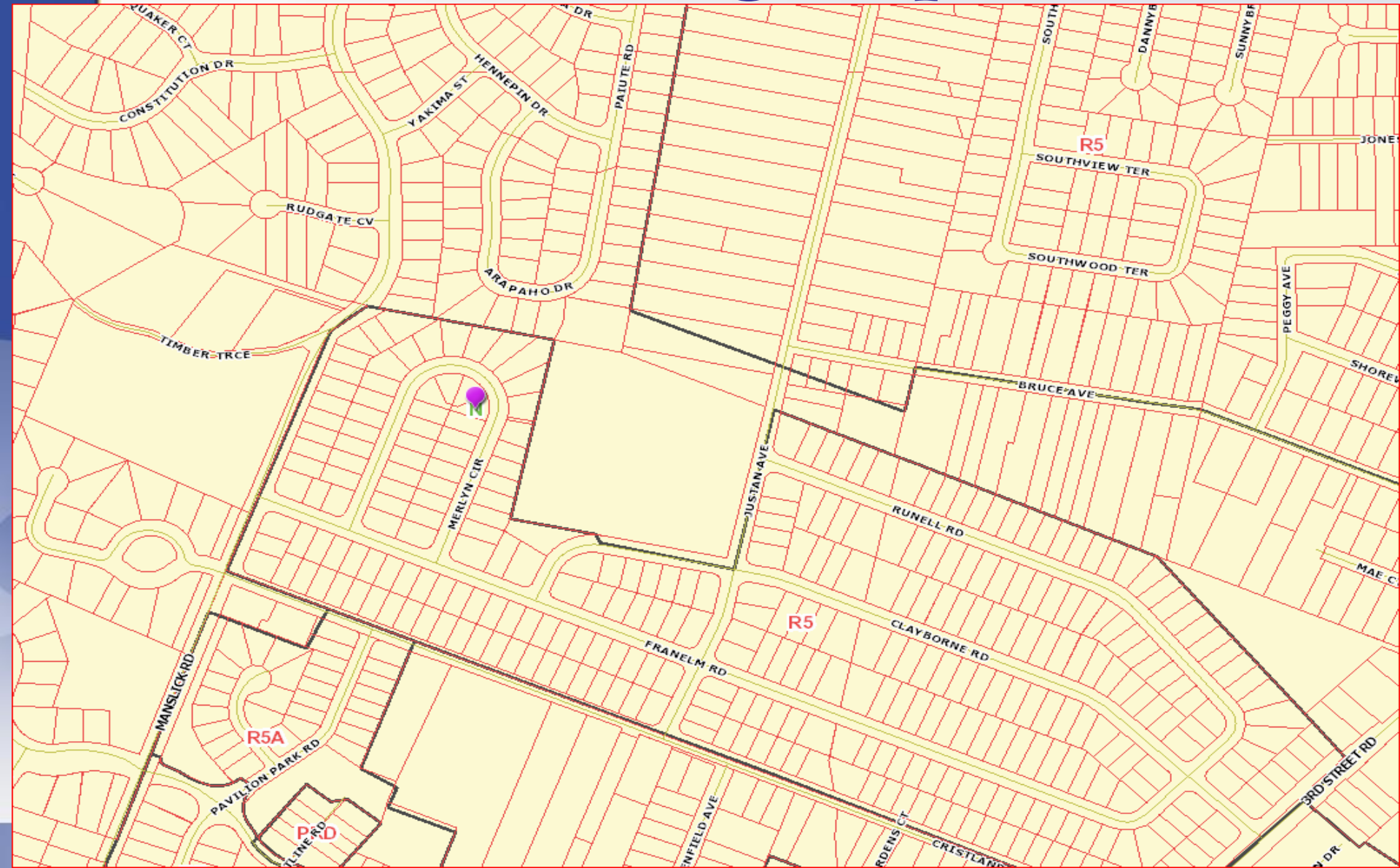
# Request

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

# Site Location



# Zoning Map





# Aerial Map



# Case Summary / Background

Zoned R-6, Residential Single - Family District

Neighborhood Form District

Auburndale neighborhood

South of Iroquois Park

West of Kenwood Elementary School

0.148 acres

3 Bedrooms which would allow for 10 guests.

Parking available on the driveway and Merlyn Circle

Residential uses adjacent

Neighborhood Meeting on February 13, 2019, with 10 people in attendance. Concerns of background checks/safety and street traffic.



# Front of the house





# House to the north





# House to the south



04/04/2019 10:14



# Houses across the street





# Rear of property



04/04/2019 10:18



# Rear of Property



04/04/2019 10:18



# Parking





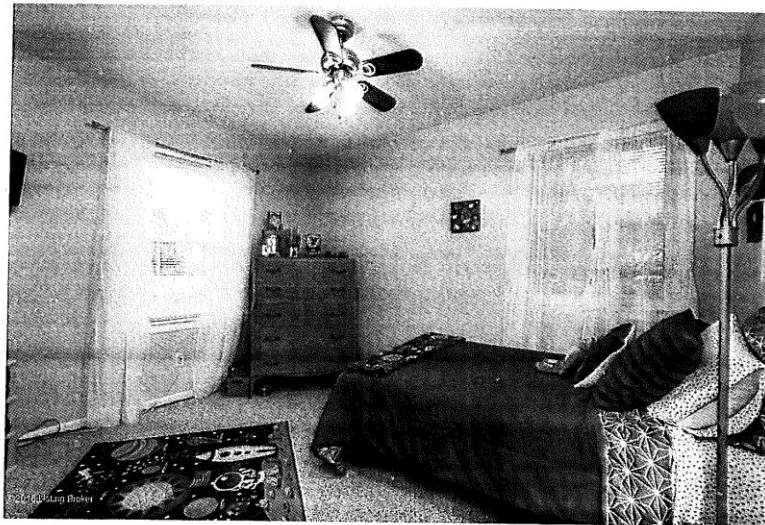
**7517 Merlyn Circle  
Bedroom Photos  
All bedrooms have closets**

**Bedroom 1**





**Bedroom 2**



**Bedroom 3**





# 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.