

18CUP1173
775 Goullon Court



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
May 20, 2019

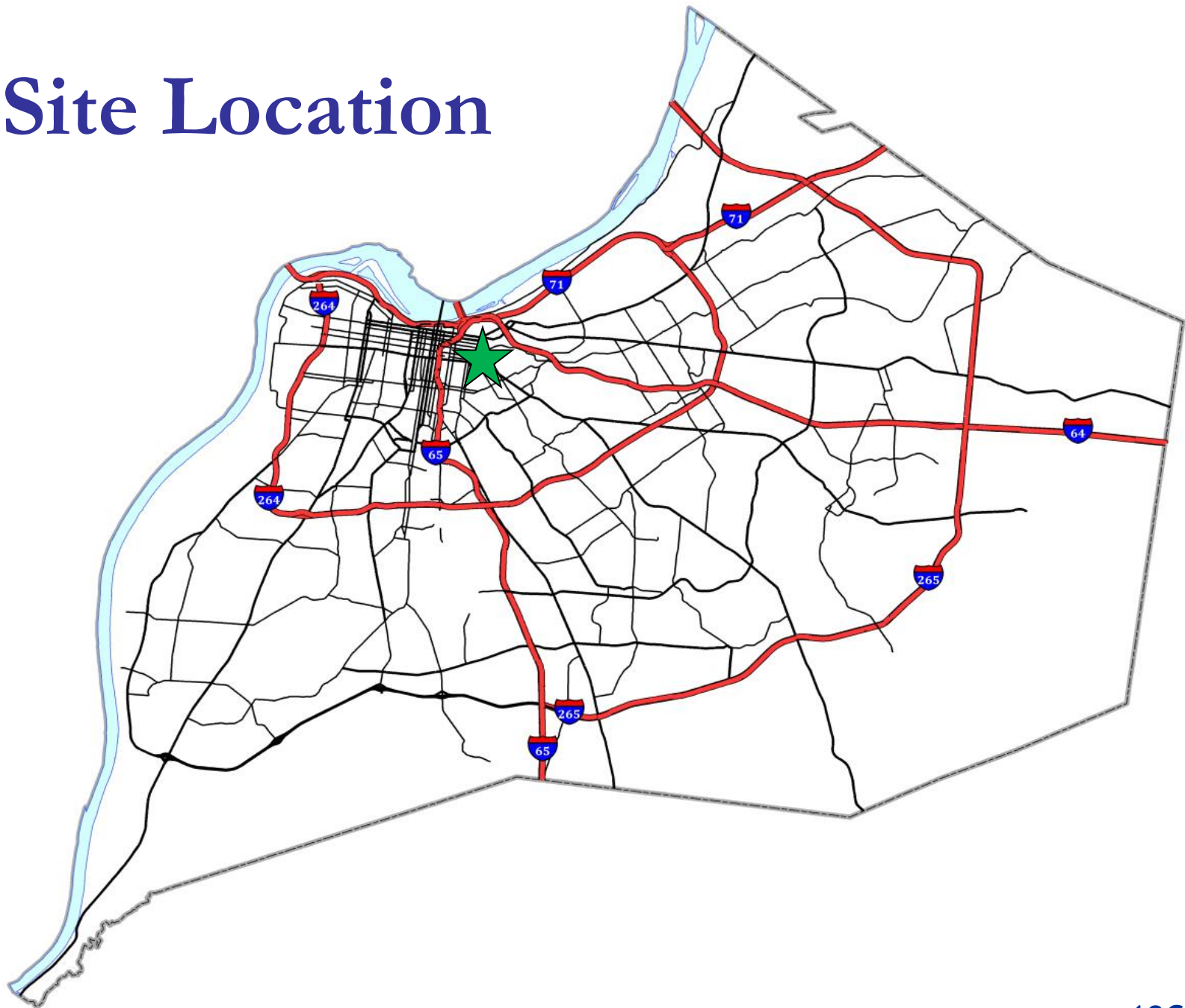
Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner/host in an R-6 zoning district and Traditional Neighborhood Form District.

Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with a one structure that is a single family residence. The applicant states that the residence has three bedrooms that will allow a maximum number of eight guests. The site has credit for two on-street parking spaces.

Site Location



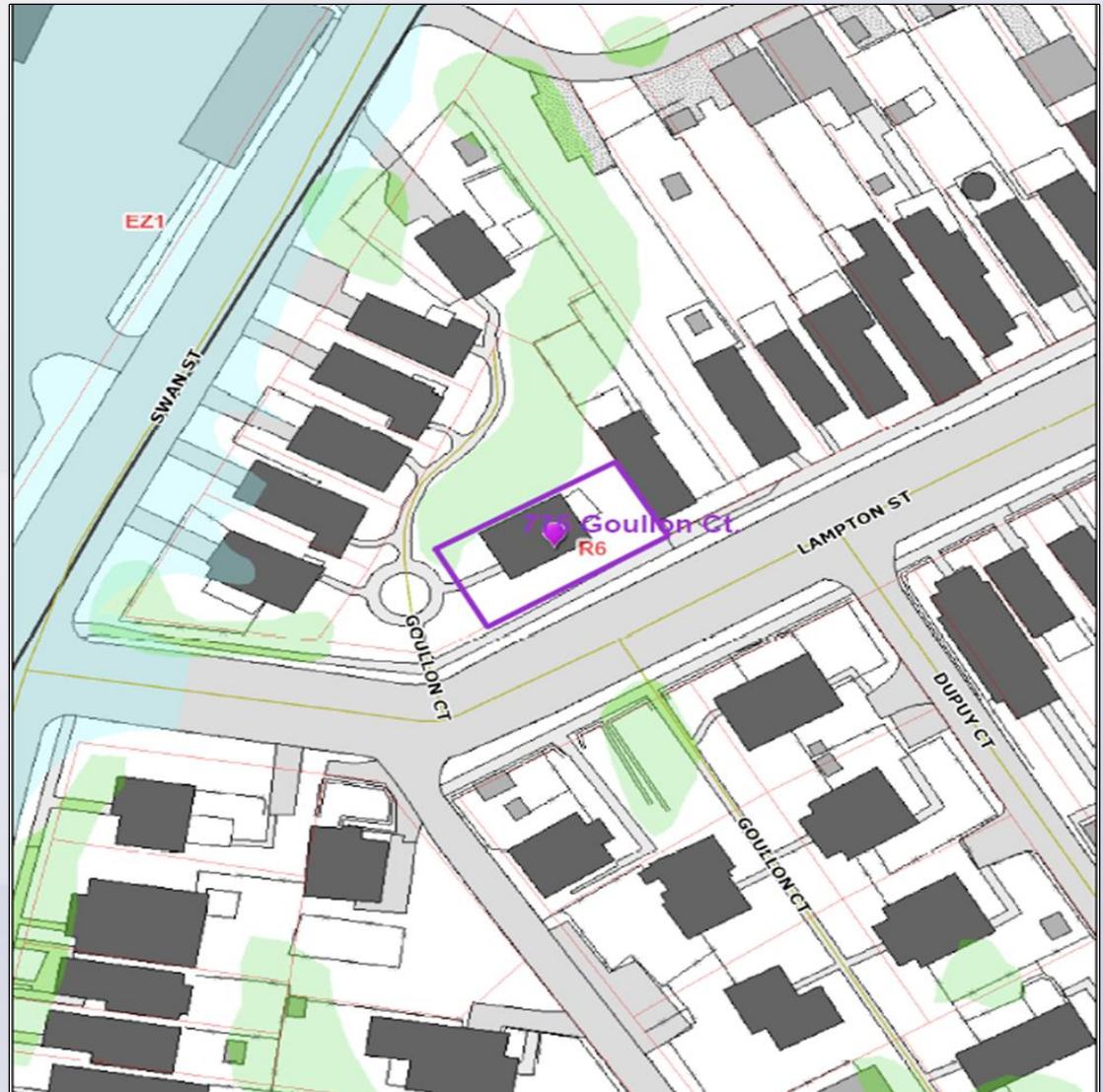
Zoning/Form Districts

Subject:

- Existing: R-6/TN
- Proposed: R-6/TN

Surrounding:

- North: R-6/TN
- South: R-6/TN
- East: R-6/TN
- West: R-6/TN



Aerial Photo/Land Use

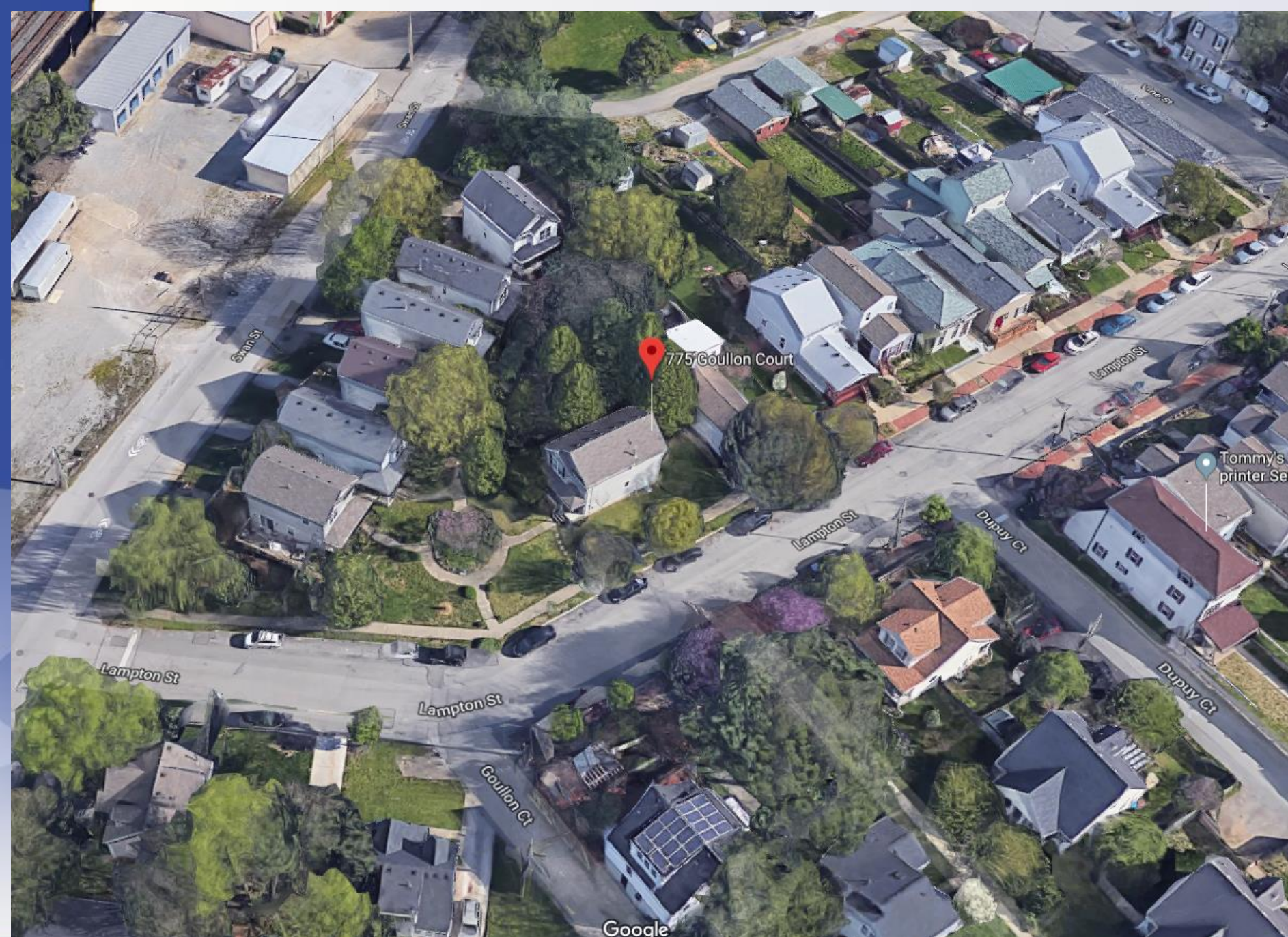
Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential





Short Term Rentals Within 600 Feet

Map Created: 05/10/2019



KRS 100.237

(6) When an application is made for a conditional use permit for land located within or abutting any residential zoning district, written notice shall be given at least fourteen (14) days in advance of the public hearing on the application to the applicant, administrative official, the mayor and city clerk of any city of the fifth or sixth class so affected within any county containing a city of the first class or a consolidated local government, an owner of every parcel of property adjoining the property to which the application applies, and such other persons as the local zoning ordinance, regulations, or board of adjustment bylaws shall direct. Written notice shall be by first-class mail with certification by the board's secretary or other officer that the notice was mailed. It shall be the duty of the applicant to furnish to the board the name and address of an owner of each parcel of property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.

(7) When any property within the required notification area for a public hearing upon a conditional use permit application is located within an adjoining city, county, or planning unit, notice of the hearing shall be given at least fourteen (14) days in advance of the hearing, by first-class mail to certain public officials, as follows:

(a) If the adjoining property is part of a planning unit, notice shall be given to that unit's planning commission; or

(b) If the adjoining property is not part of a planning unit, notice shall be given to the mayor of the city in which the property is located or, if the property is in an unincorporated area, notice shall be given to the judge/executive of the county in which the property is located.

Legend

- Buffer
- Subject Site
- Approved
- Pending



Pre-App Map
Case # 18CUP1173

feet
200



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Front

05/02/2019 09:48

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Adjacent Properties

05/02/2019 09:48

Louisville

18CUP1173

Street Parking

05/02/2019 09:50

18CUP1173

Street Parking



05/02/2019 09:51

Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

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 30 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.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner/host in an R-6 zoning district and Traditional Neighborhood Form District.