

18CUP1053

909 East Washington Street



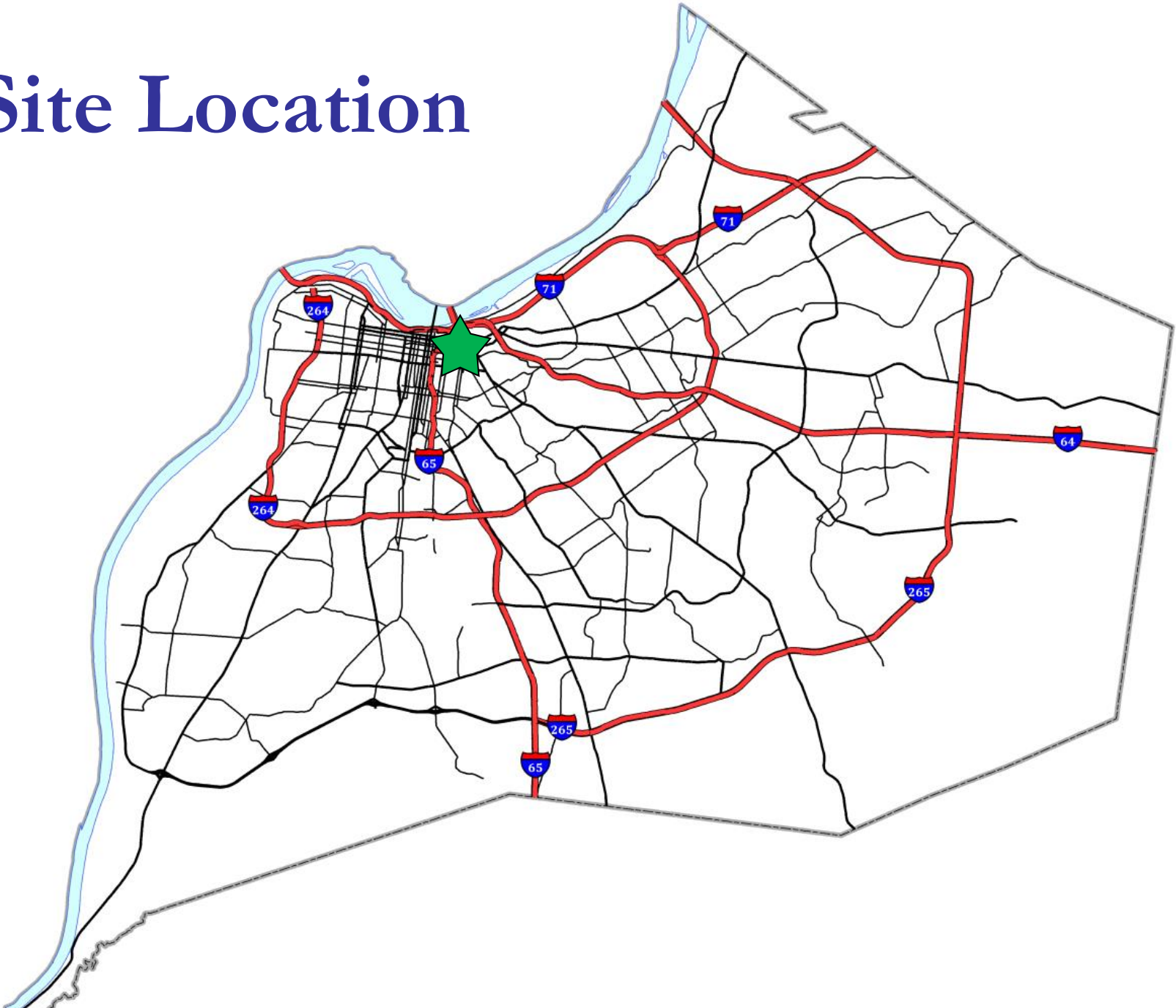
**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Steve Hendrix, Planning Coordinator
June 17, 2019**

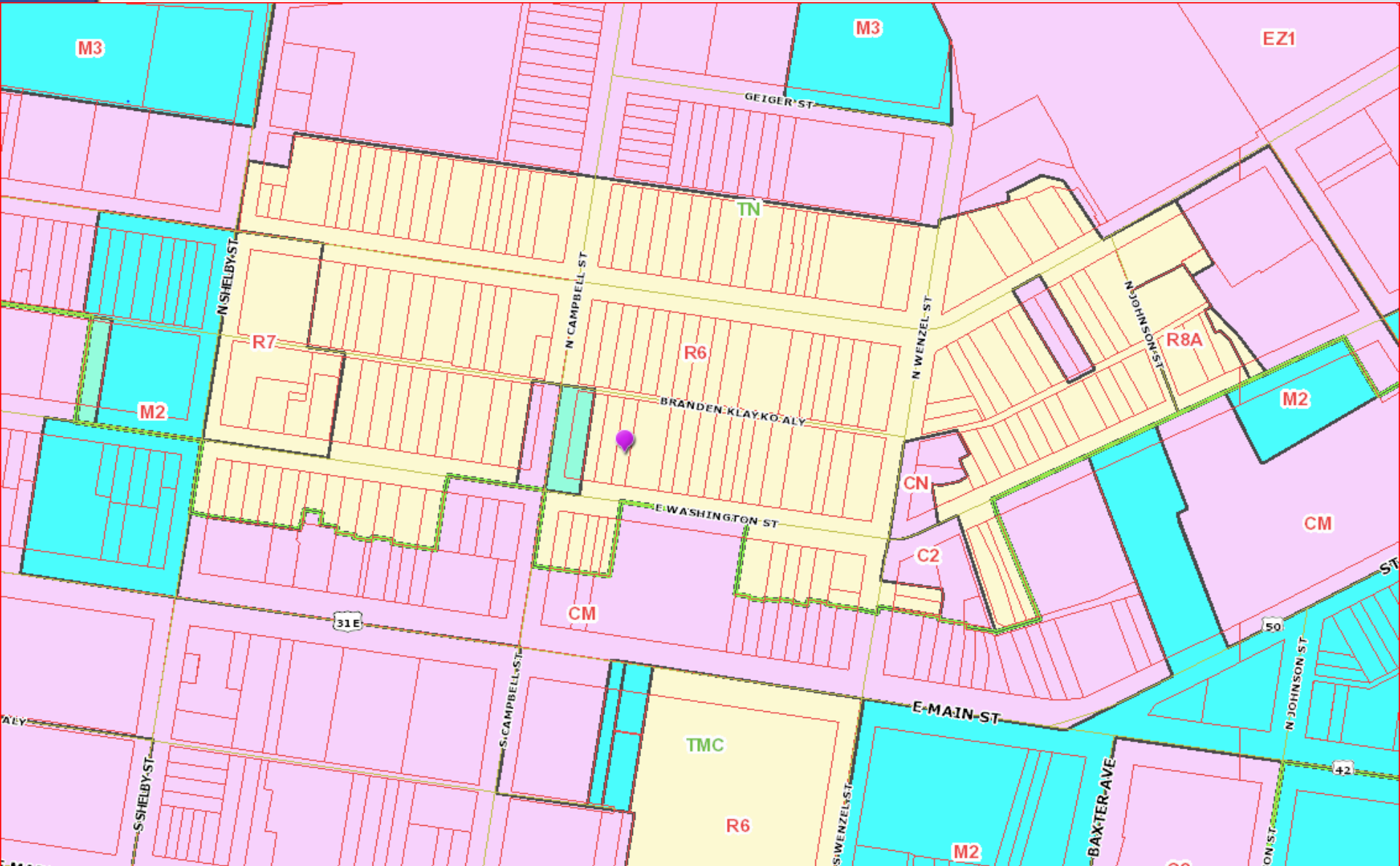
Request

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

Site Location

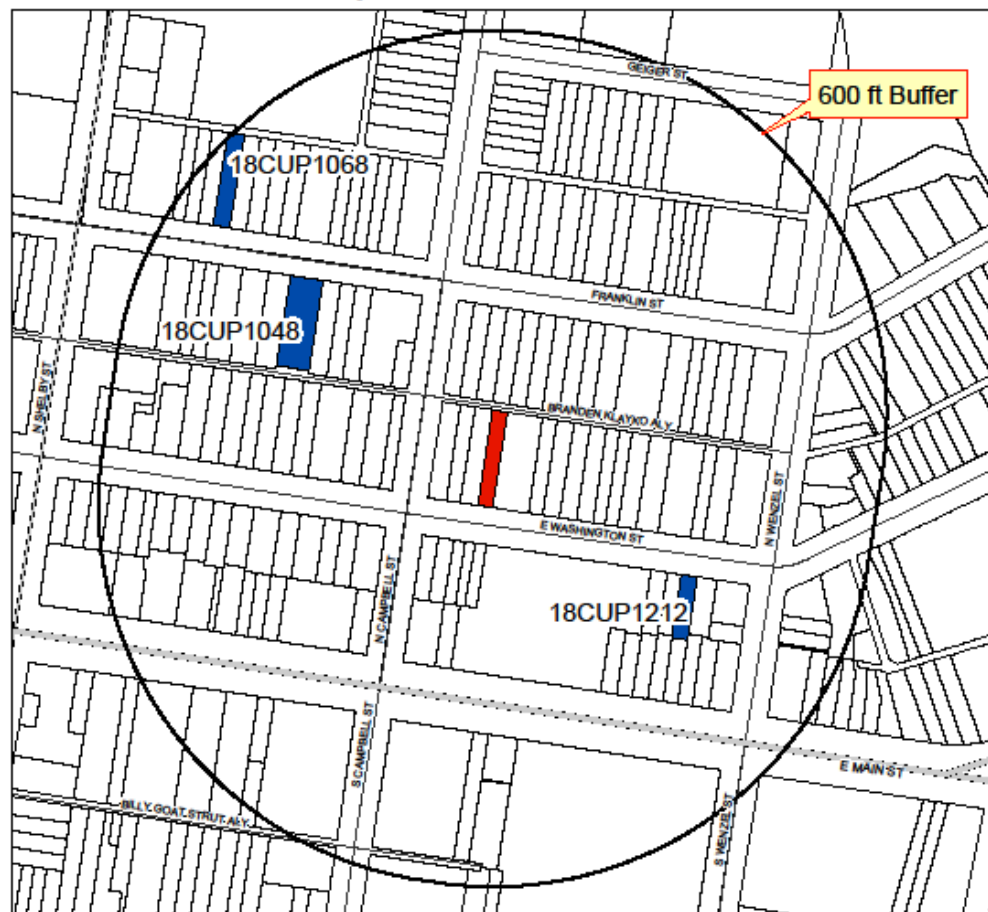


Zoning Map






Aerial Map





Legend

-  Buffer
-  Subject Site
-  Approved

Proximity Map Case # 18CUP1053

feet
250



This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



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Case Summary / Background

Zoned R-6

Traditional Neighborhood Form District

Butchertown Neighborhood

Duplex with each unit having 2 bedrooms would allow 6 guests per unit.

One parking credit along Washington Street

Two parking spaces at the rear of the property.

Residential uses are adjacent.

Neighborhood Meeting on March 6, 2019, with one person in attendance, was in favor after explanation.

The subject property has 3 properties with an approved Conditional Use Permit allowing short term rental that is not the primary residence of the host. The applicant has requested relief from this provision. If the Board does not grant relief, the application does not meet all of the listed requirements and the Conditional Use Permit cannot be approved.

Subject Site



Houses to the west



View from the alley



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 Land Development Code for the requested Conditional Use Permit, including the listed requirements.
- The Board may add additional Conditions of Approval.

Required Action

Approve or Deny

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