## 19CUP1064 4629 South 3<sup>rd</sup> Street



Louisville Metro Board of Zoning Adjustment Public Hearing Jon E. Crumbie, Planning & Design Coordinator July 22, 2019

# Request(s)

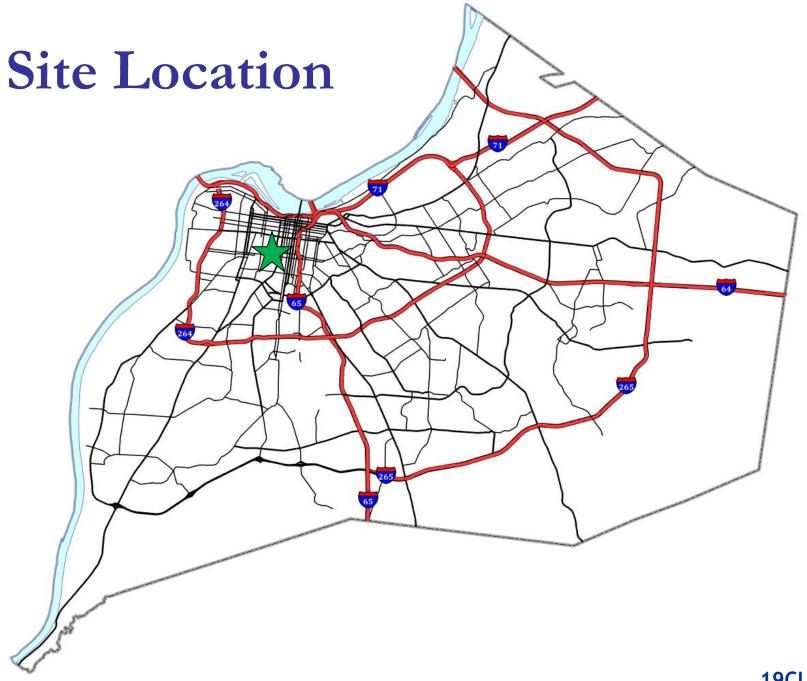
 Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner/host in an R-5 zoning district and Traditional Neighborhood Form District.



## **Case Summary/Background**

 The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one structure that is a single- family residence. The applicant states that the residence has four bedrooms that will allow a maximum number of ten guests. The site has credit for one on-street parking space and the applicant states that the existing driveway can accommodated up to ten automobiles.





## **Zoning/Form Districts**

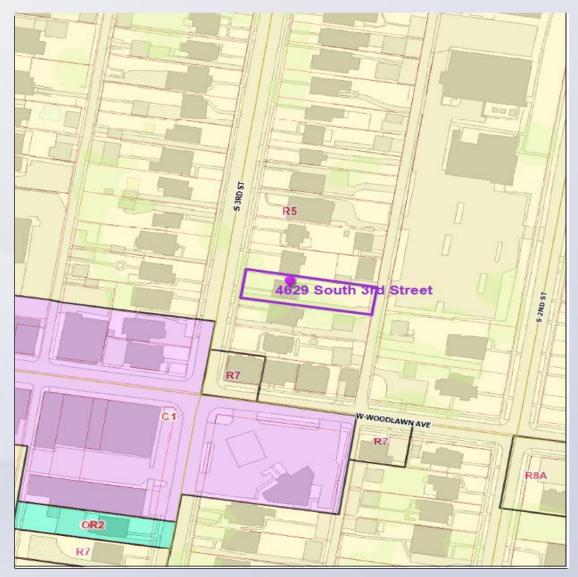
#### Subject:

- Existing: R-6/TN
- Proposed: R-5/TN

#### Surrounding:

- North: R-5/TN
- South: R-5/TN
- East: R-5/TN
- West: R-5/TN

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## **Aerial Photo/Land Use**

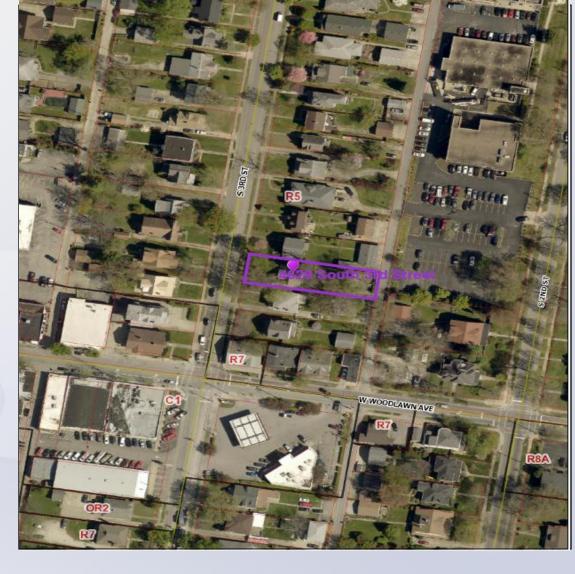
### Subject:

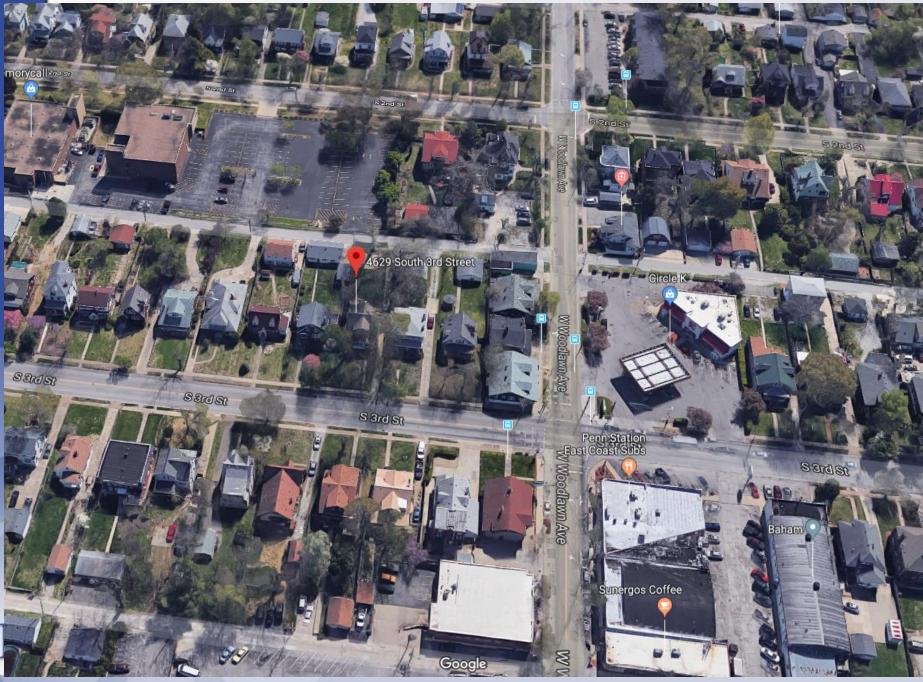
- Existing: Residential
- Proposed: Residential

### Surrounding:

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





#### Short Term Rentals Within 600 Feet

Map Created: 07/12/2019 W WELLINGTON AVE 600 ft Buffer SOUTHERN PKY B W WOODLAWN AV 2ND ST Legend **Proximity Map** 🔀 LOJIC Case # 19CUP1064 Subject Site Copyright (c) 2018. LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (JWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA), AIR Rights Reserved. Buffer feet N 250 This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.

Approved Short Term Rentals Within 600'

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### Front





### **Property to the North**





### **Property to the South**





### **Rear Parking Area**



# **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.



## **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-5 zoning district and Traditional Neighborhood Form District.

