

18CUP1181 122 N. Bellaire Avenue



Louisville Board of Zoning Adjustment Public Hearing

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August 5, 2019

Request

- **Conditional Use Permit** to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- Located on the west side of N. Bellaire Avenue between Burnett Avenue north of Frankfort Avenue
- Non-conforming duplex residence
 - Non-conforming rights have not been established
 - First Floor: Two bedrooms
 - Second Floor: Two bedrooms
- Adjoined by a mix of single- and multi-family residential uses
- One on-street parking space; parking at rear for three vehicles
- Neighborhood meeting held on April 29, 2019

Zoning / Form District

Subject Site

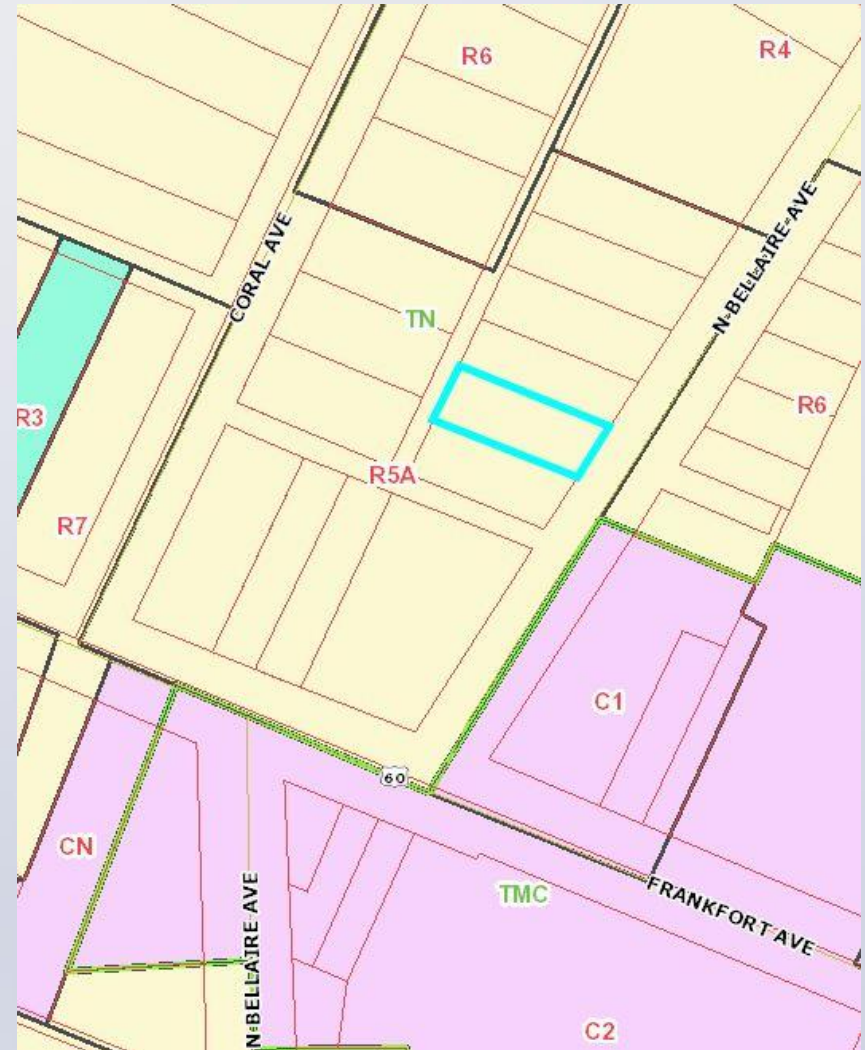
Existing: R-5A Multi-Family/
Traditional Neighborhood

Proposed: R-5A Multi-Family/
Traditional Neighborhood w/short-
term rental CUP

Surrounding Sites

North/South/West: R-5A/Traditional
Neighborhood

East: R-6/Traditional Neighborhood



Land Use

Subject Property

Existing: Non-conforming Duplex Residence

Proposed: Duplex Residence w/
CUP for short-term rental

Surrounding Properties

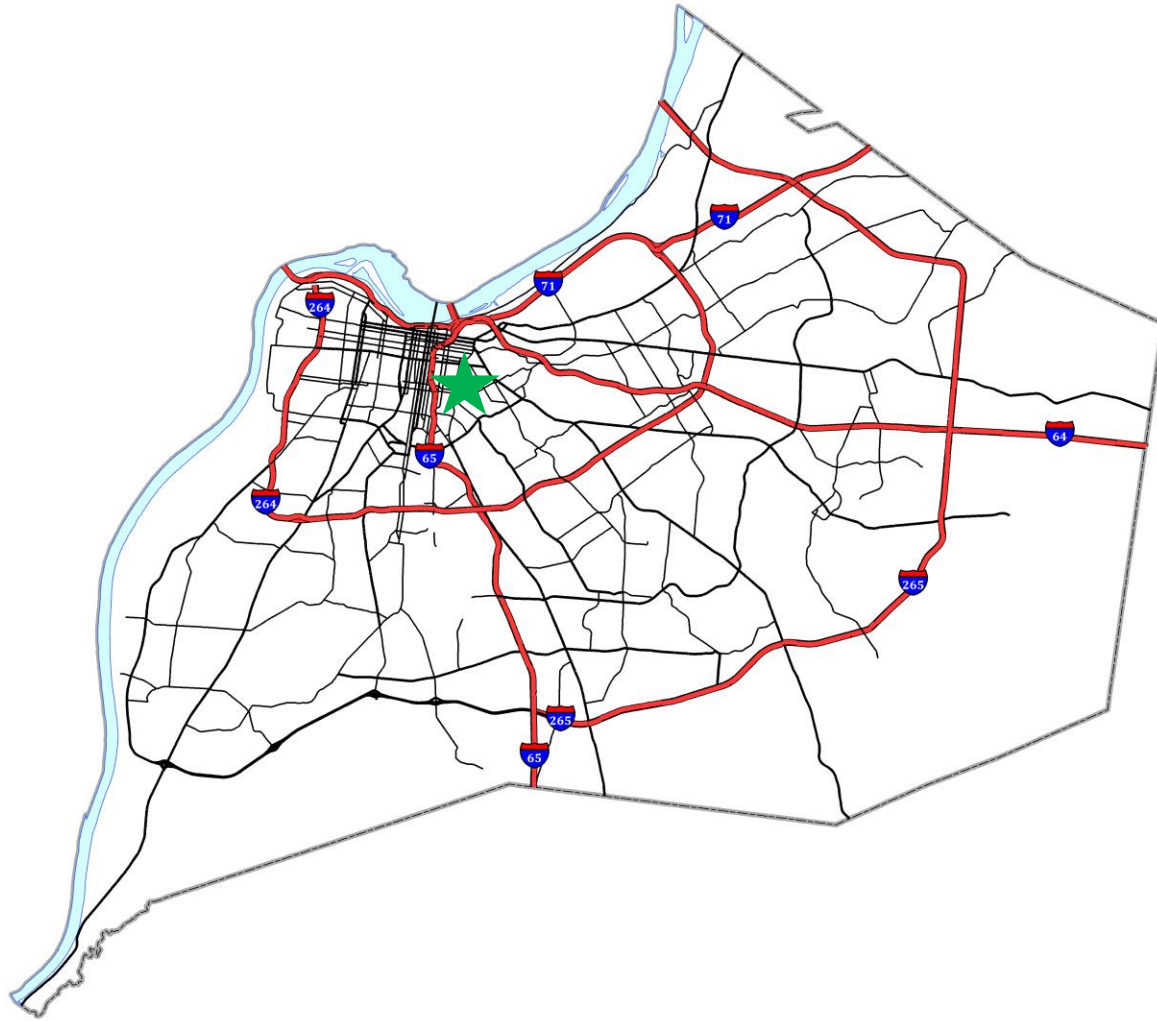
North/West: Single-Family Residential

South: Duplex Residential

East: Single- and Multi-Family Residential



Site Location



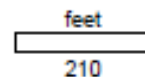


Legend

-  Subject Site
-  Approved
-  Buffer



18CUP1181 Proximity Map



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

18CUP1181

Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Rear Yard

Conclusions

- Staff recommends continuance of the case until such time as the non-conforming rights issue can be resolved.
- 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 LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- **Conditional Use Permit** to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)