

# 18CUP1180

## 120 N. Bellaire Avenue



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**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: One bedroom
- Adjoined by a mix of single- and multi-family residential, church and commercial uses
- One on-street parking space; garage at rear not for guest use
- 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,  
C-1 Traditional Marketplace Corridor





# Land Use

## Subject Property

**Existing:** Non-conforming Duplex Residence

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

## Surrounding Properties

**North:** Non-Conforming Duplex Residential

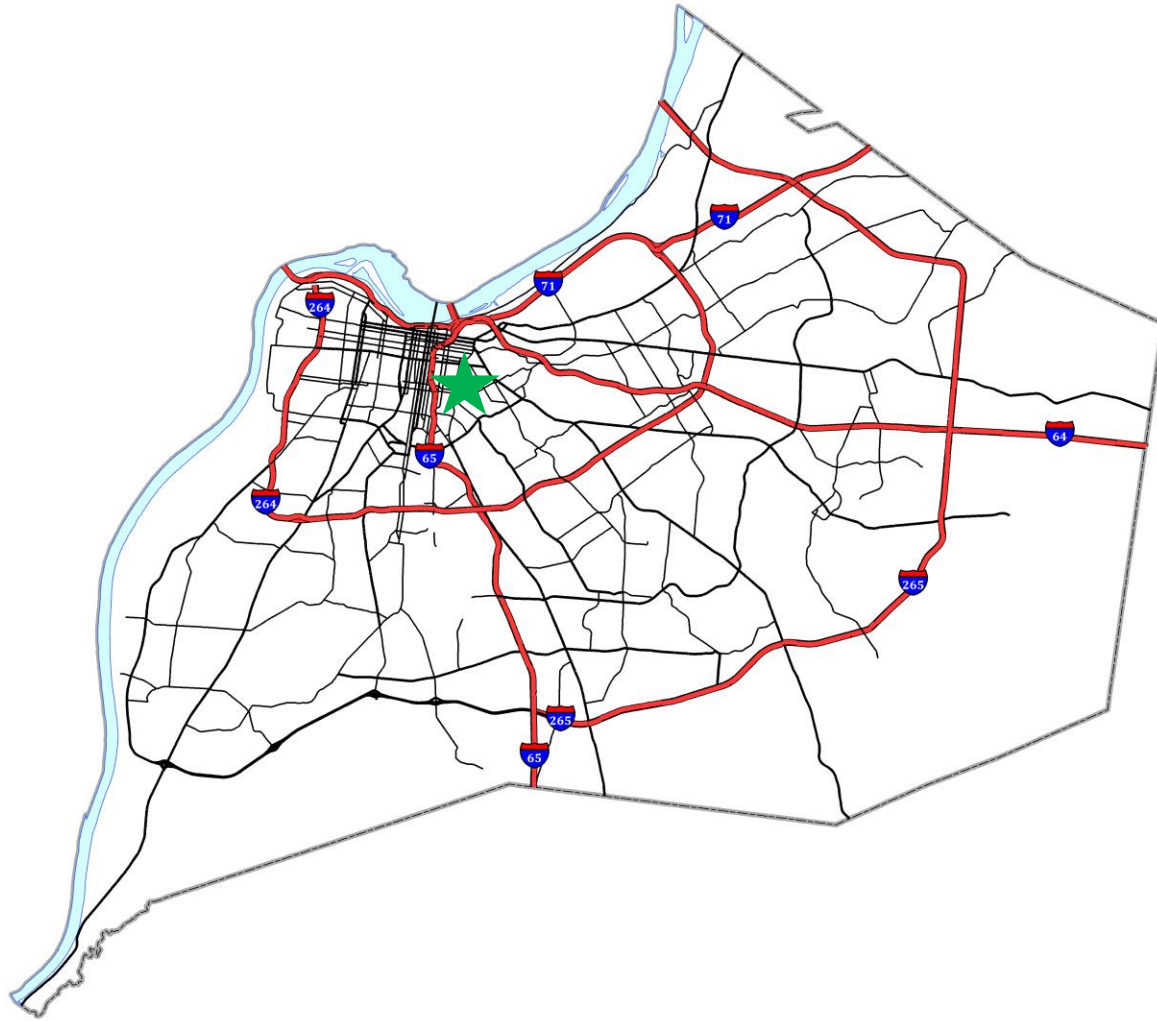
**South:** Church

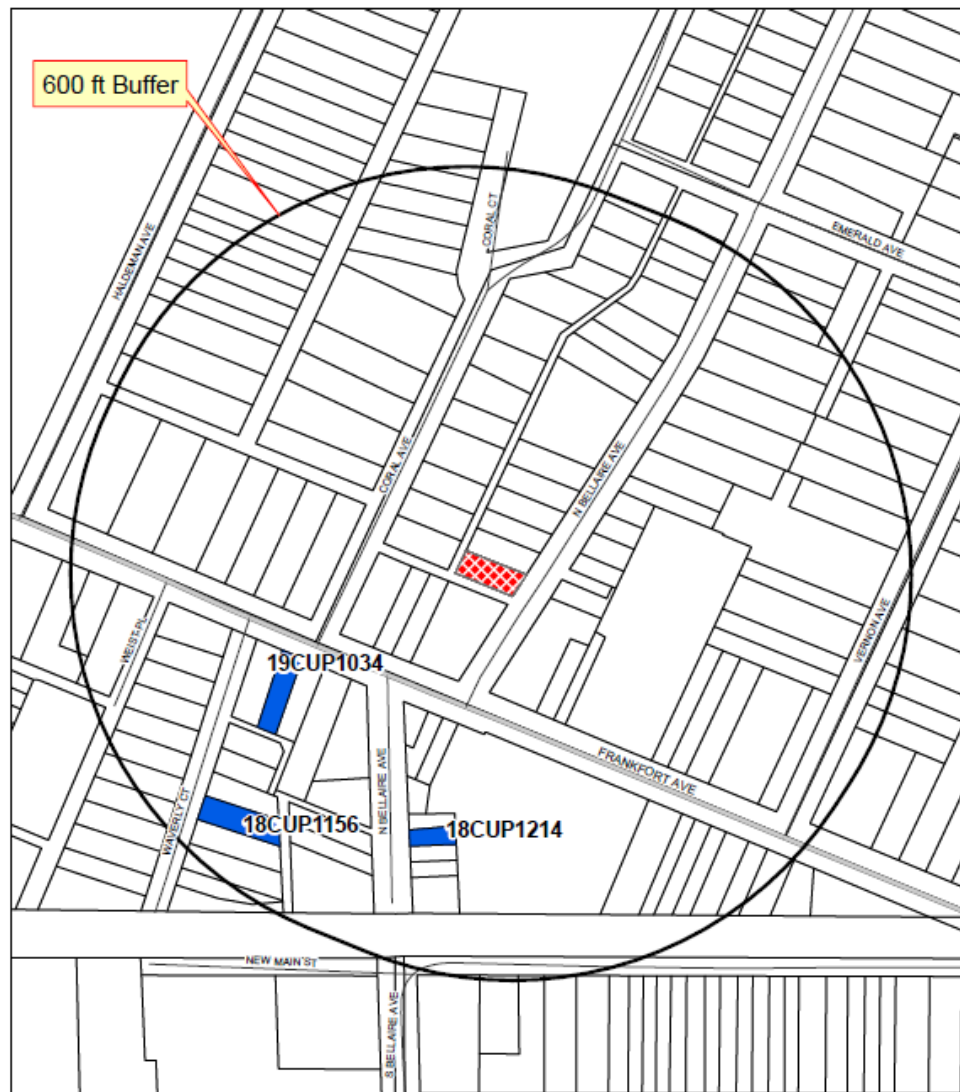
**East:** Multi-Family Residential,  
Commercial

**West:** Single-Family Residential



# Site Location



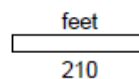


### Legend

-  Subject Site
-  Approved
-  Buffer



### 18CUP1180 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.

18CUP1180



# Site Photo



Subject Site



# Site Photo





# Site Photo



# Site Photo





# Site Photo



# Conclusions

- Staff recommends continuance of the case until such time as the non-conforming rights issue can be resolved.
- This is the second of two cases being considered at this hearing regarding two neighboring properties (120 and 122 N. Bellaire), each of which is a non-conforming duplex residence. If the previous case (122 N. Bellaire) has been approved, it would result in an additional existing short-term rental within 600 ft of the site for consideration in this case, bringing the total to four.
- 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)