

# 19-CUP-0267

## 1127 Goss Avenue



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I  
February 17, 2020

# Request

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

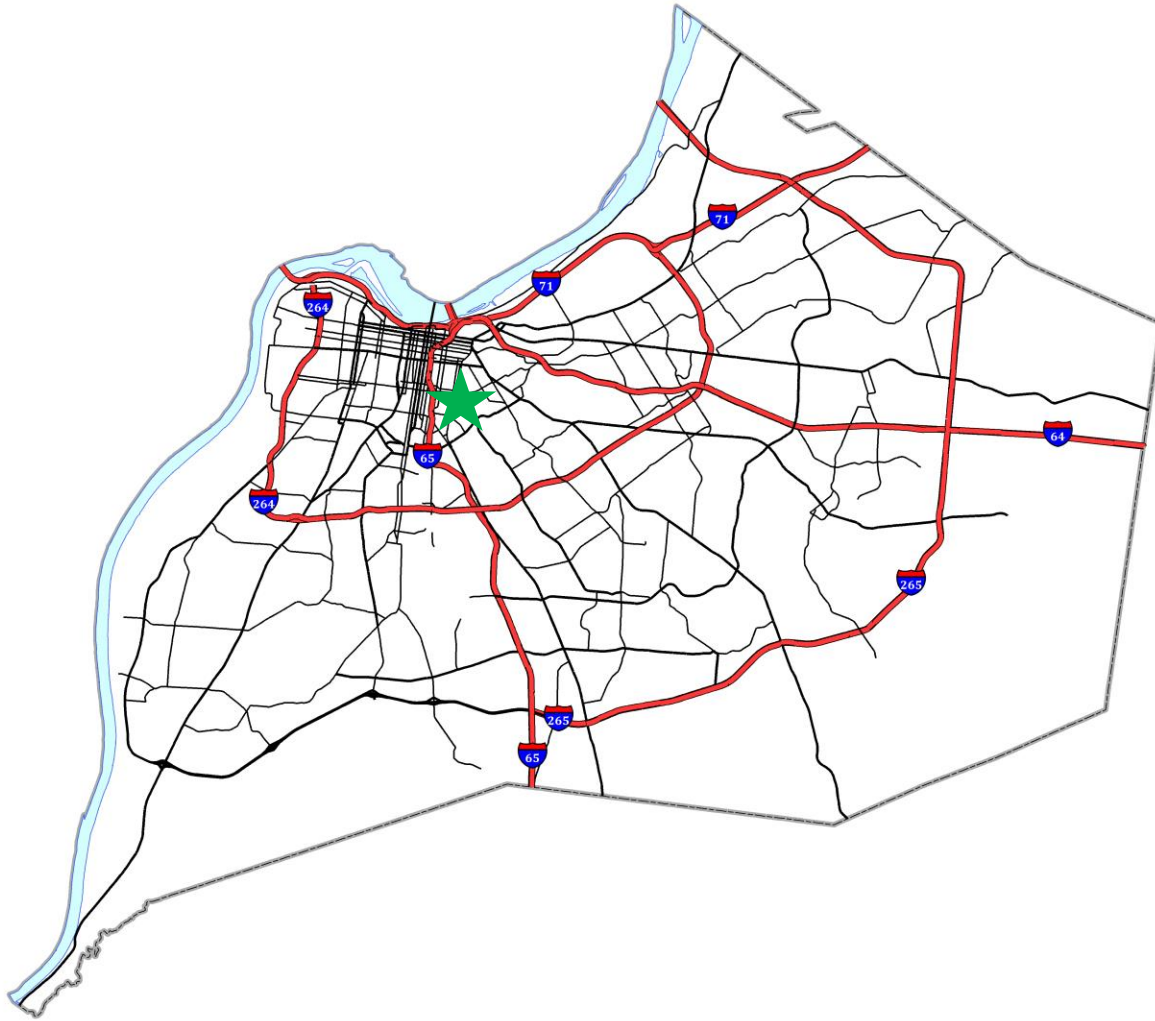
# Case Summary/Background

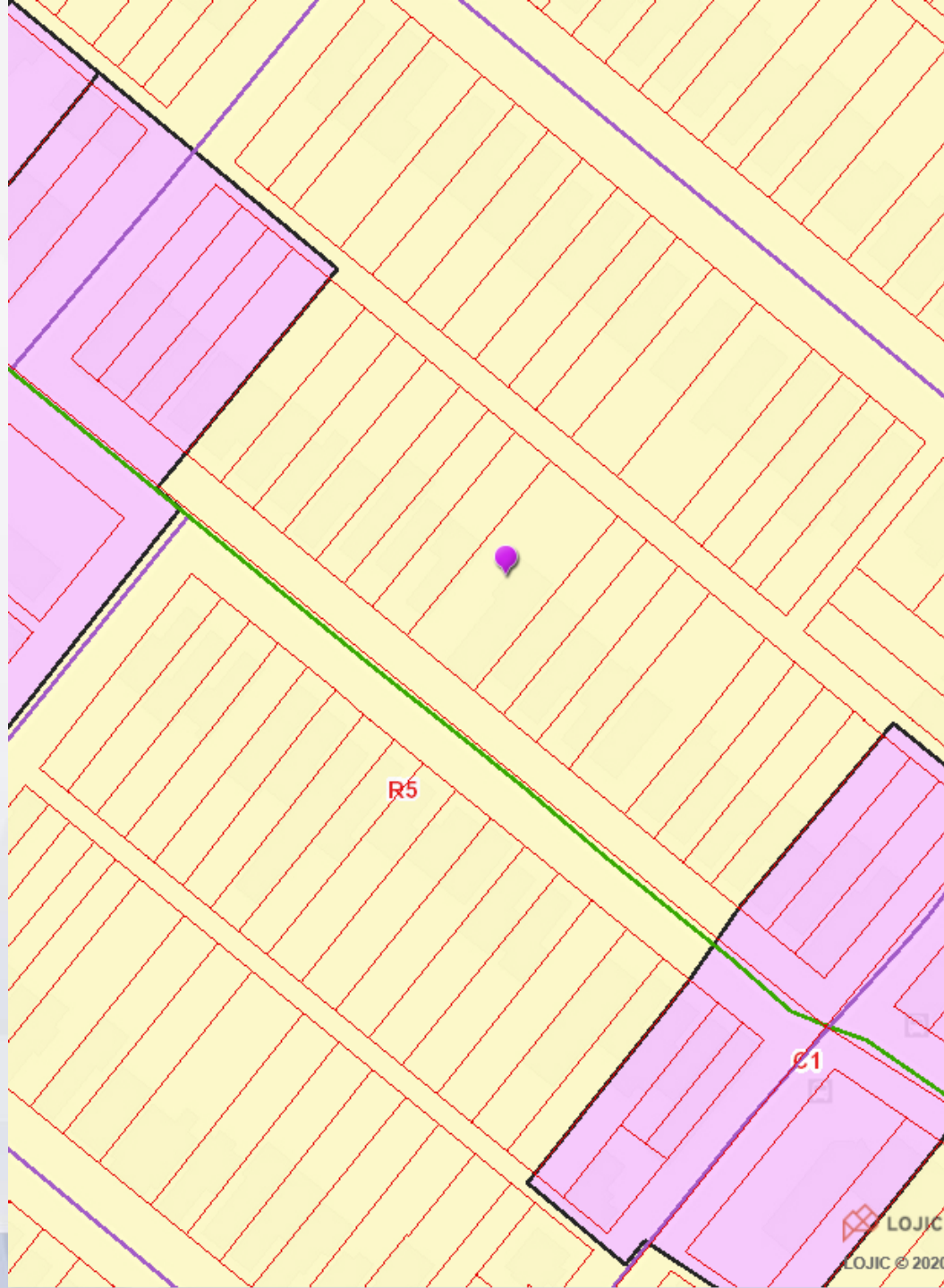
- The site is located on the north side of Goss Avenue in between Spratt Street and Texas Avenue in the Germantown neighborhood.
- PVA lists the existing structure as a single-family residence, however, the Board of Zoning Adjustment approved a conditional use permit for an accessory apartment on January 13, 2020.

# Case Summary/Background

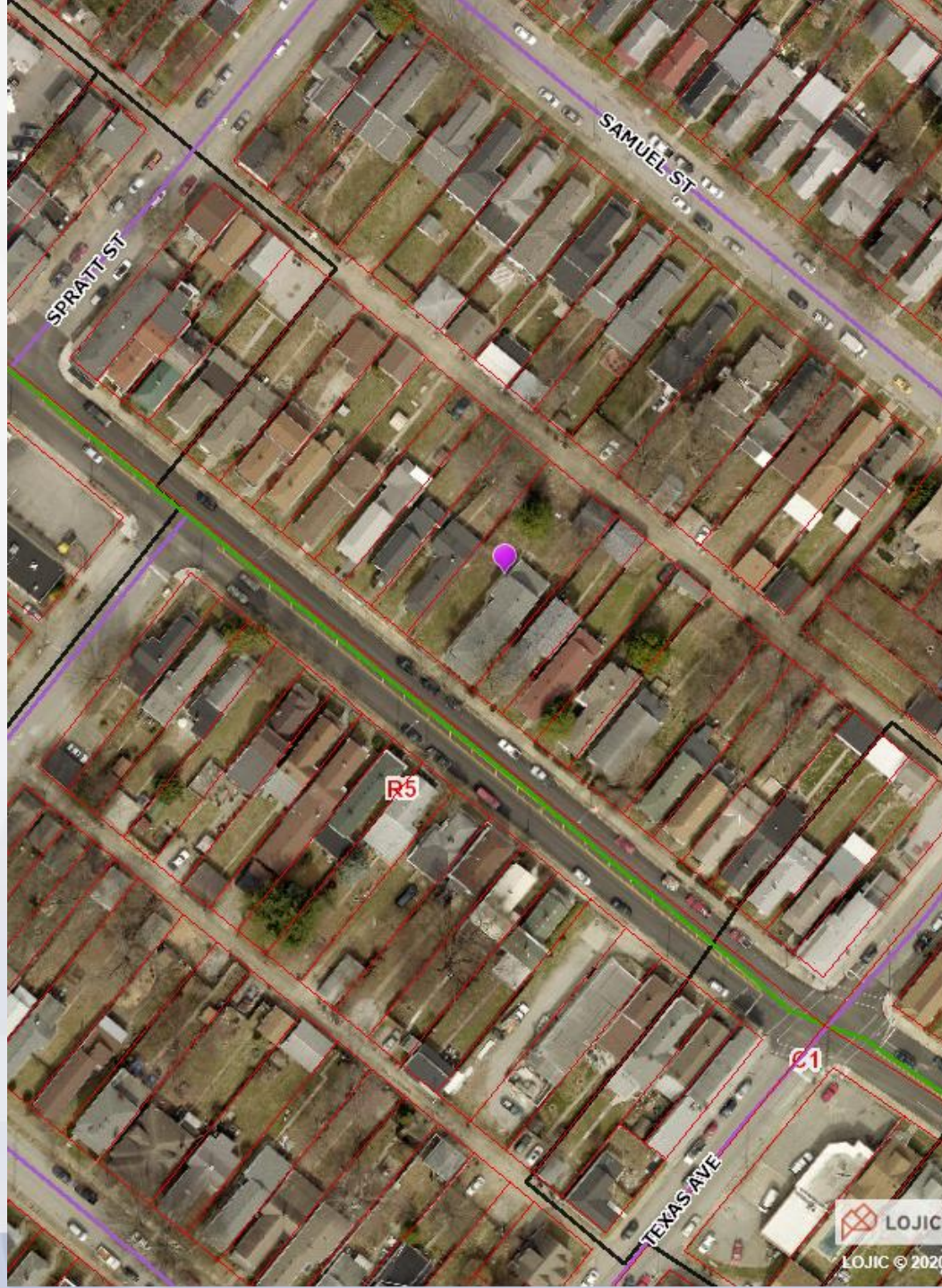
- LDC standards credit the site with three on-street parking spaces. There is parking for three cars at the rear of the property. In addition, there appears to be available parking in the area.
- Neighborhood meeting held on 2/4/2020.

# Site Location

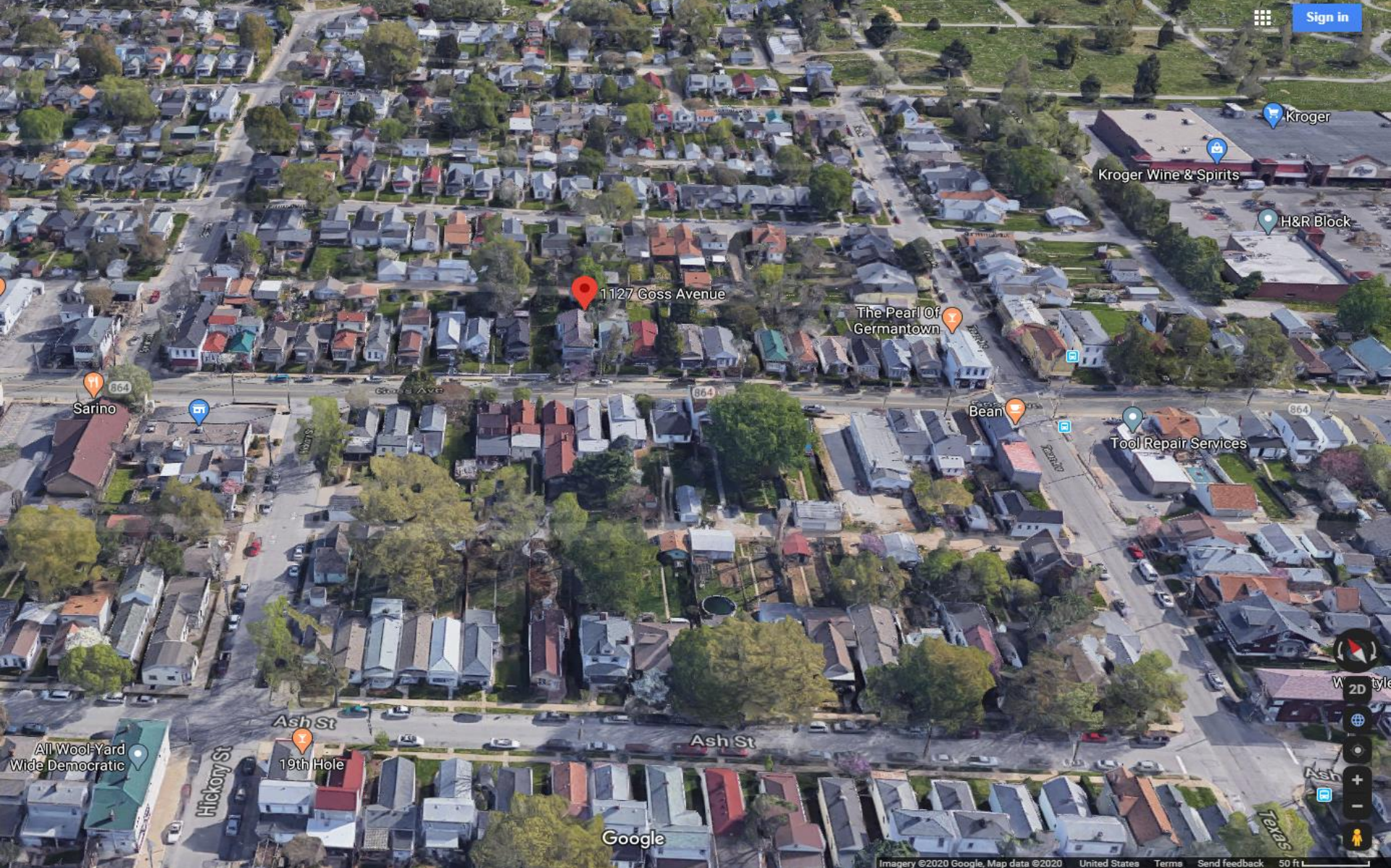















# Proximity Map

Map Created: 02/11/2020



## Legend

-  Buffer
-  Subject Site

Proximity Map  
Case # 19-CUP-0267  
feet  
  
180



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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.



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# Site Photo



Front of subject property.



# Site Photo



Property to the left.



# Site Photo



# Site Photo



Parking in the rear.



# 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 LDC for the requested Conditional Use Permit



# Condition of Approval

- The subject CUP for short-term rentals shall apply only to the dwelling unit located on the second floor (accessory apartment) at 1127 Goss Avenue. A modification of the CUP shall be required before short-term rentals can be operated in the first floor unit, whether instead of or in addition to the second floor unit.

# Required Action

## Approve or Deny

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