

20-CUP-0020

113 W. Collins Court



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

June 29, 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)

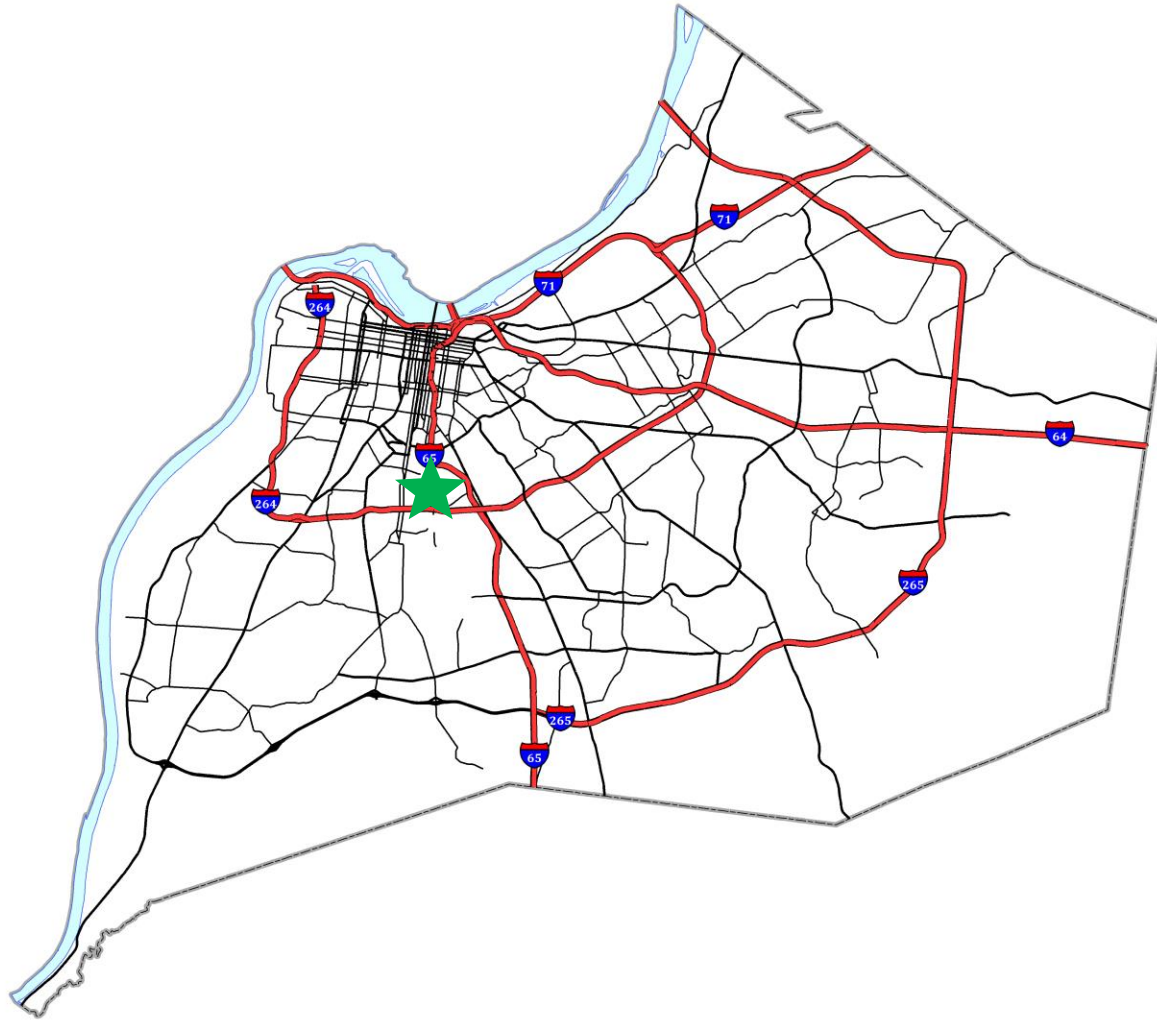
Case Summary/Background

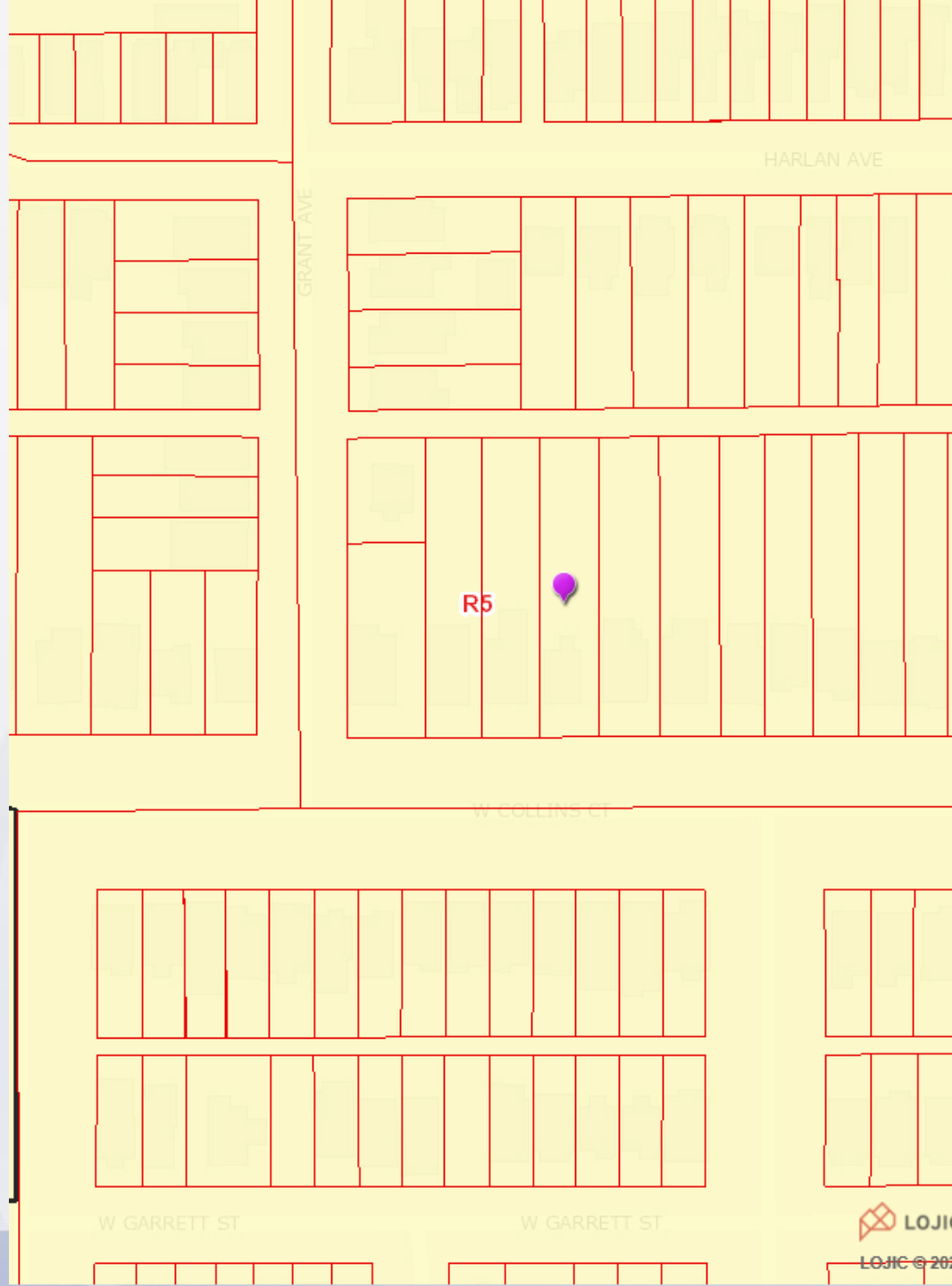
- The site is located on the north side of W. Collins Court in between Grant Avenue and and Miller Avenue in the Wilder Park subdivision.
- The applicant has applied for a conditional use permit for an accessory apartment at the rear of the property, which is the proposed location of the short term rental. The applicant has planned one bedroom in the accessory apartment.

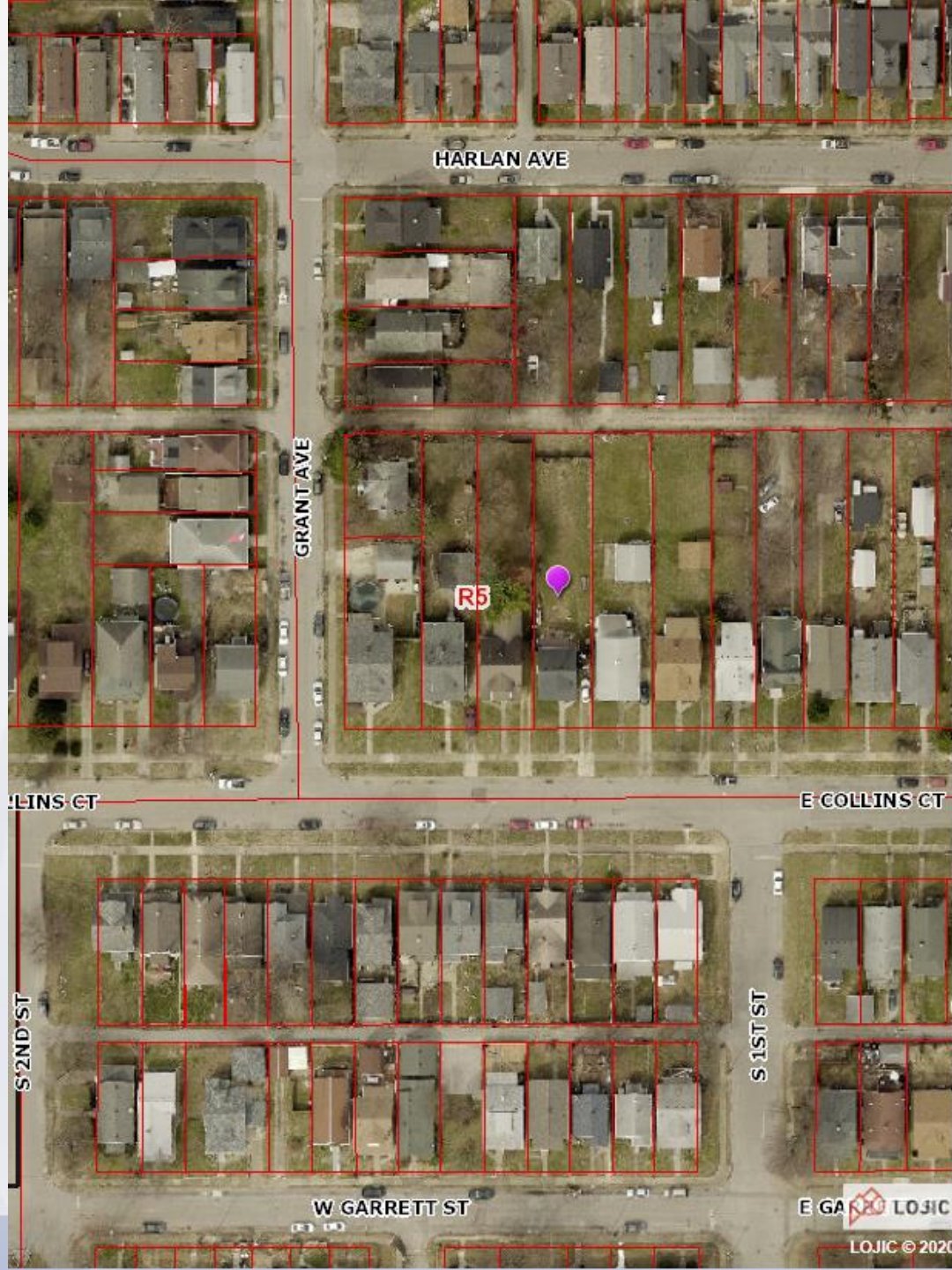
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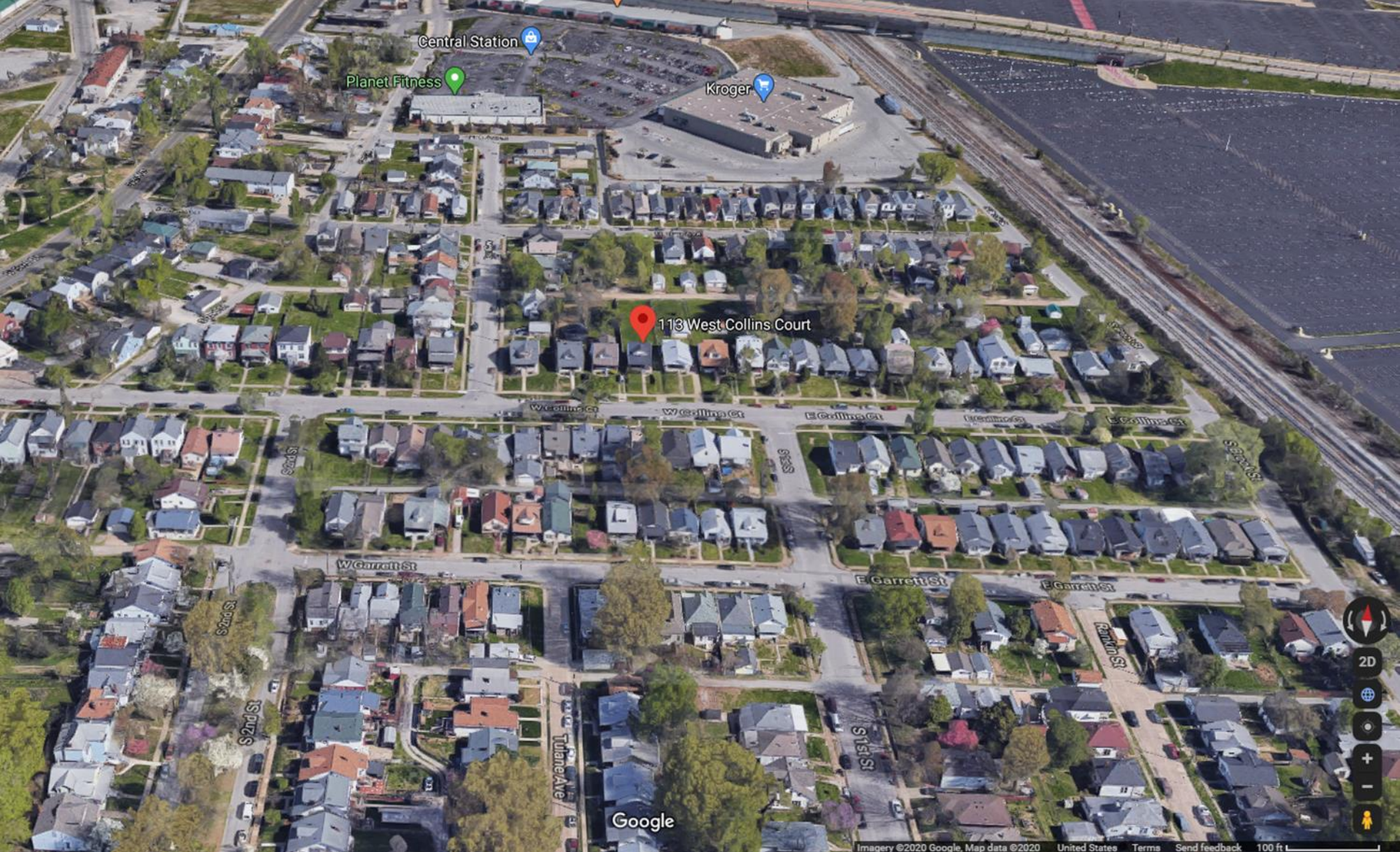
- The proposed accessory apartment will have a two-car garage beneath. LDC standards credit the site with two on street parking spaces. In addition, there appears to be available parking in the area.
- Neighborhood meeting held on January 21, 2020

Site Location









Proximity Map

Map Created: 03/06/2020



Site Photo



Front of subject property.

Site Photo



Site Photo



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

Conditions of Approval

1). The host of record for the short term rental shall maintain his or her primary residence in the principal structure on the subject property. In the event that the host establishes primary residence on another property, he or she must immediately cease conducting short term rentals in the accessory apartment on the subject property. A new conditional use permit shall be required to allow for short term rental of any dwelling unit on the property that is not the primary residence of the host.

2). The conditional use permit approval for this short term rental of the dwelling unit within the accessory structure shall be allowed up to one bedroom. A modification of the conditional use permit shall be required to allow additional bedrooms.

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)