

**19-CUP-0286**  
**1213 Central Avenue**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**  
**June 29, 2020**

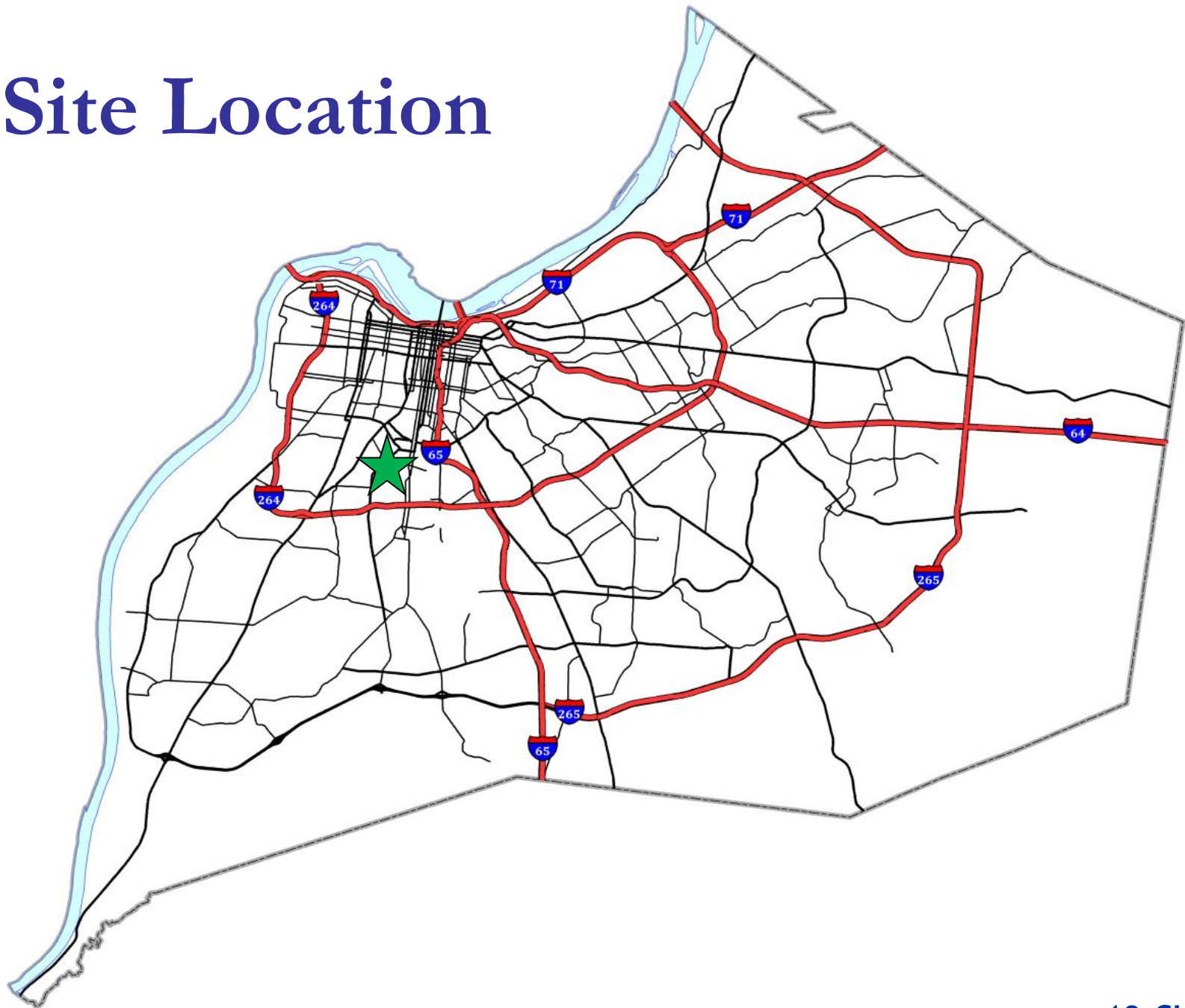
# Request(s)

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

# Case Summary/Background

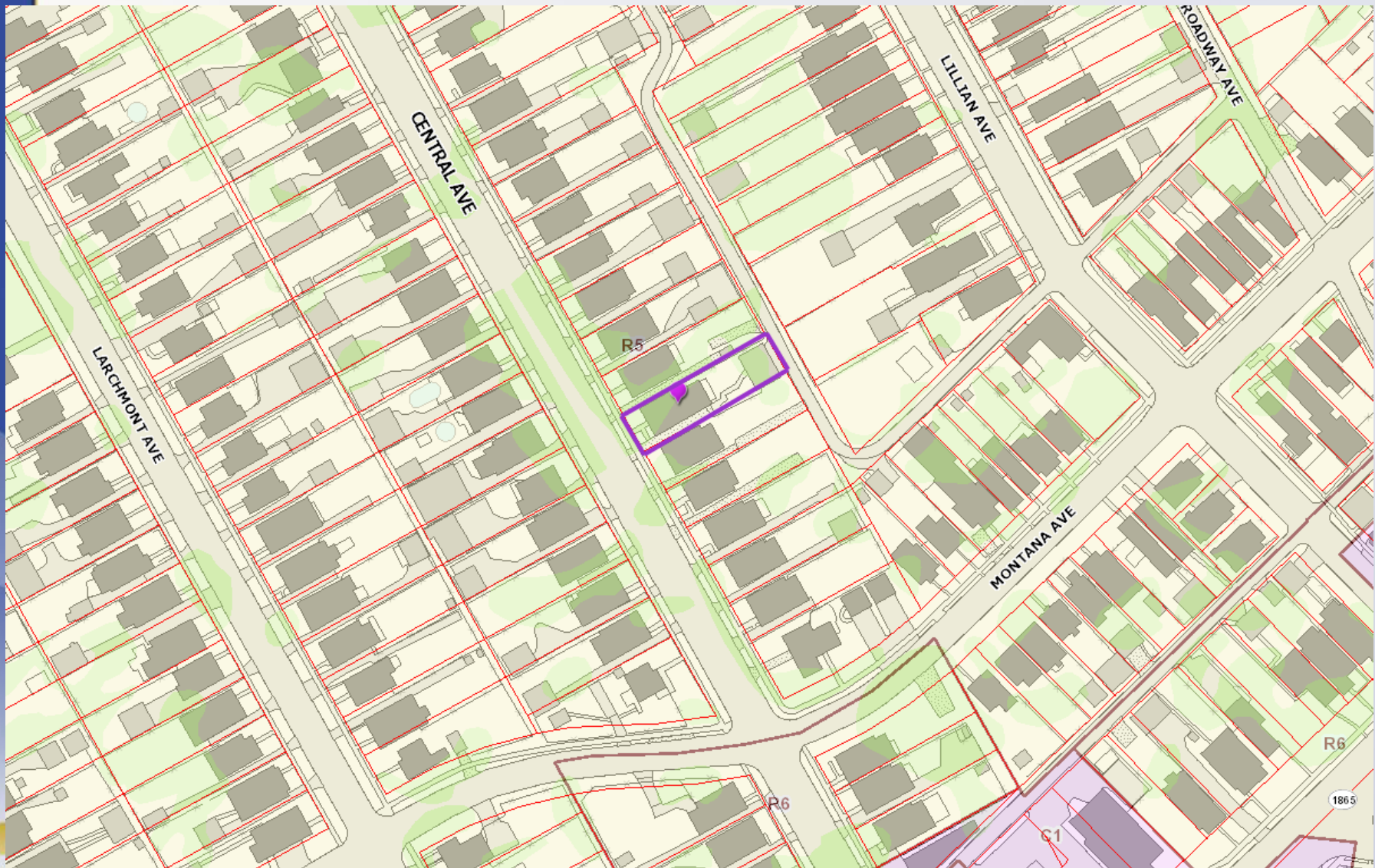
- The applicant states that the residence has four bedrooms that will allow a maximum number of ten guests.
- The site has credit for on-street parking and there appears to be ample parking along the street.
- The applicant states that there are up to three spaces on the existing driveway and a three-car garage at the rear of the property.

# Site Location



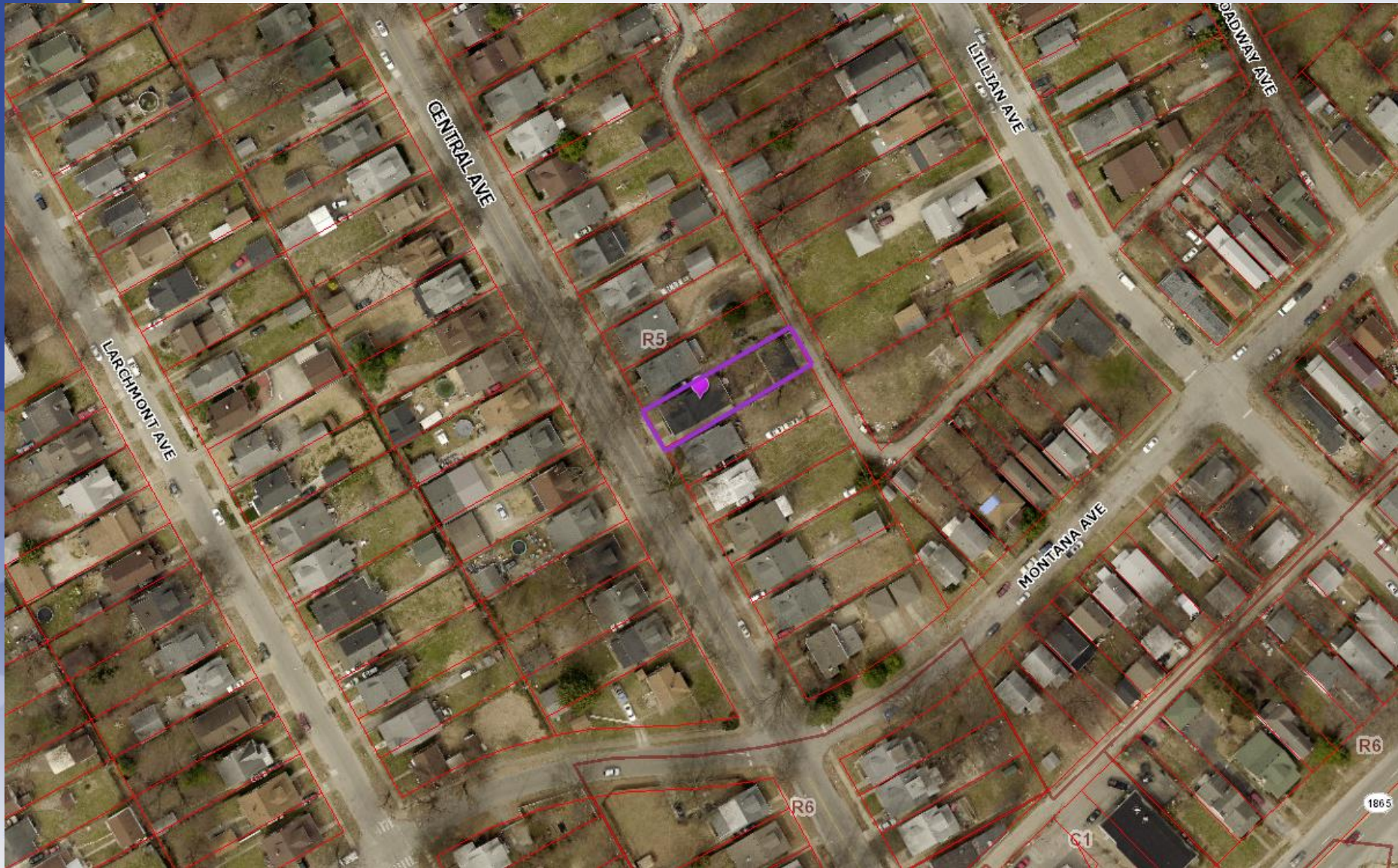


# Zoning/Form Districts

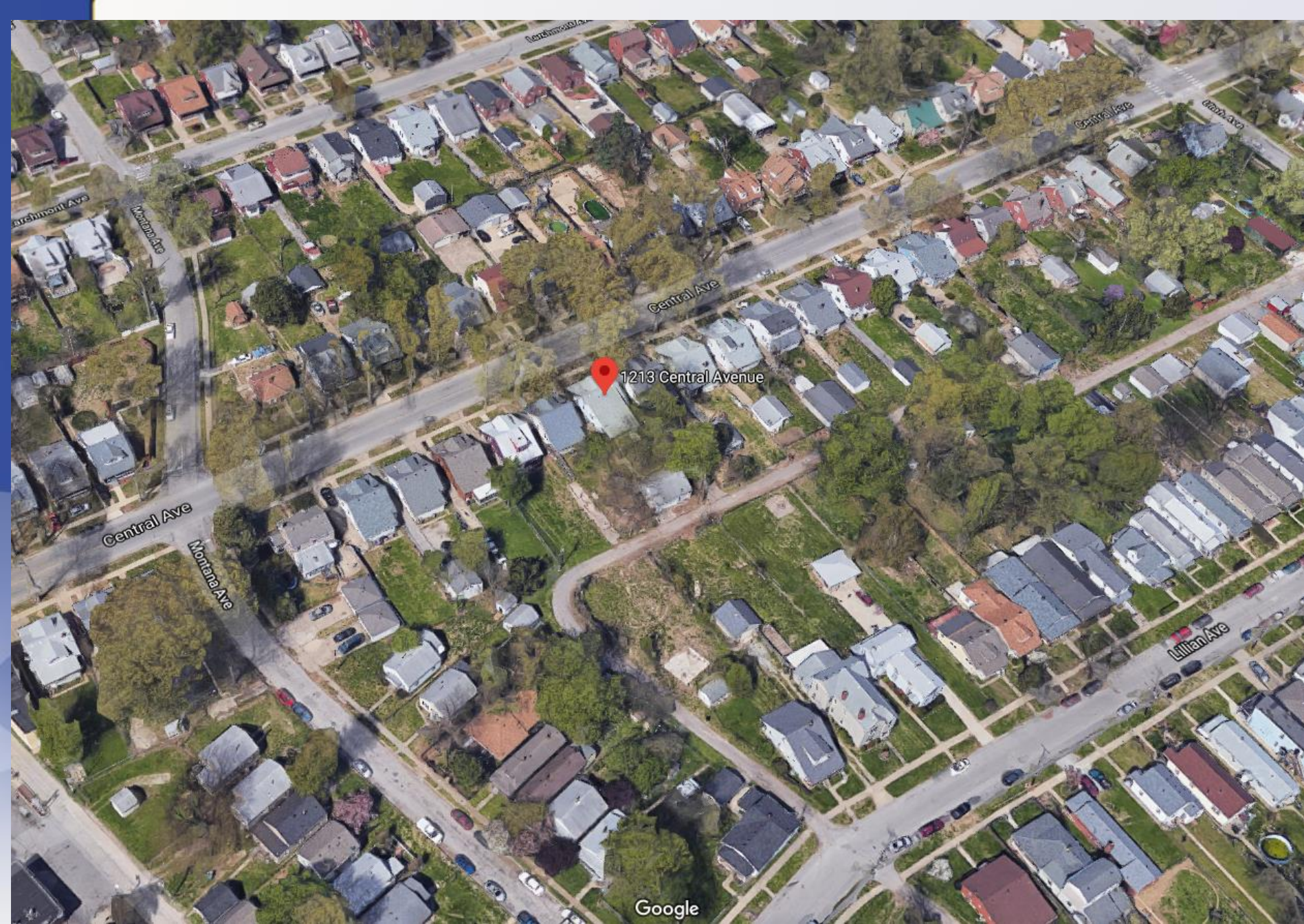




# Aerial Photo/Land Use









# Short Term Rentals Within 600'

Two approved Short Term Rentals Within 600'





# Front





## Across the Street





## Existing Driveway





## Garage/Rear Yard





# 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 host in an R-5 zoning district and Traditional Neighborhood Form District.

## Condition of Approval

- The conditional use permit for this short term rental approval shall allow up to four bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.