

**21-CUP-0053**

**4501 South 1<sup>st</sup> Street**



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

**Jon E. Crumbie, Planning & Design Coordinator**

**June 7, 2021**

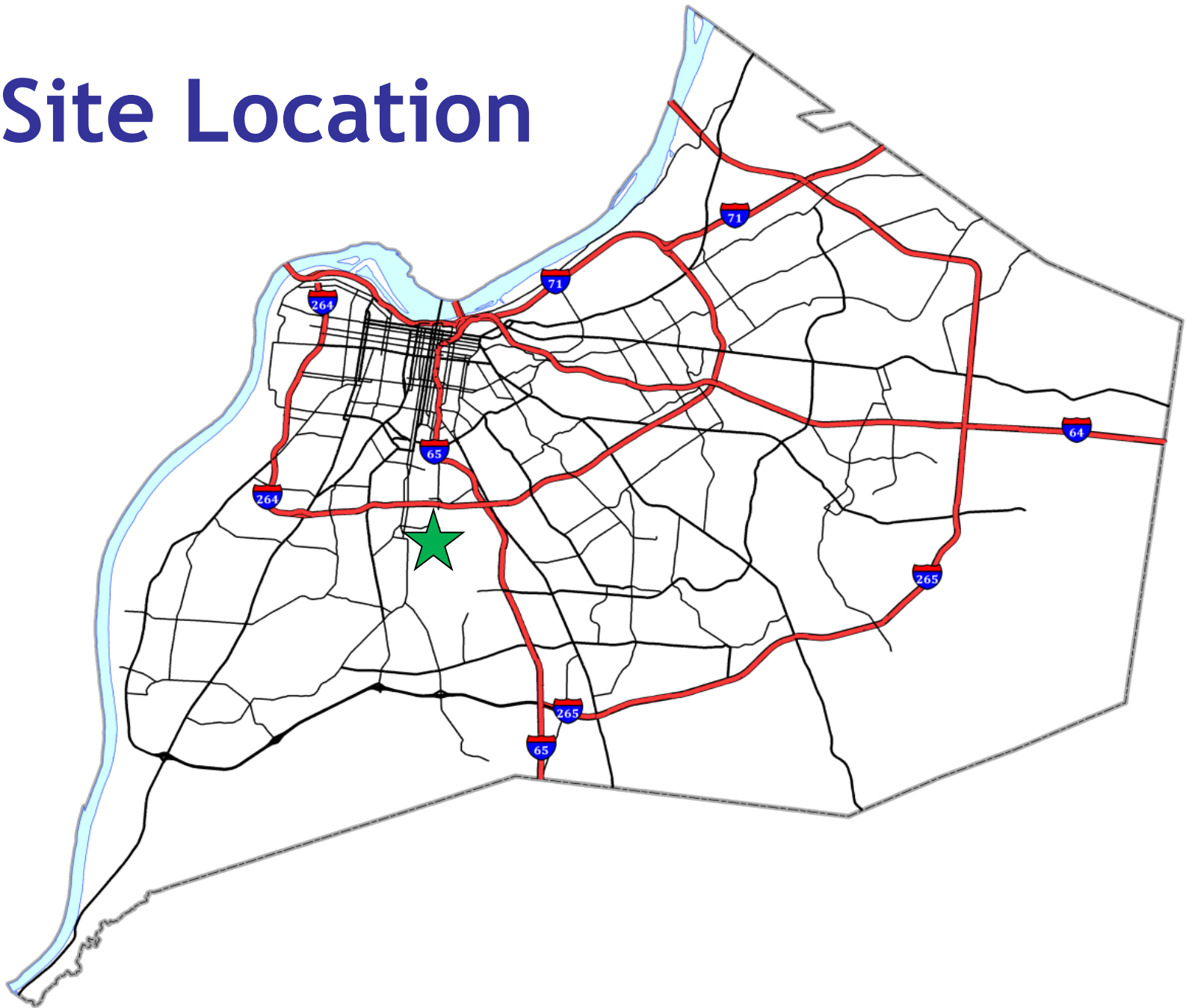
# Request(s)

- Conditional Use Permit to allow short term rental of 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

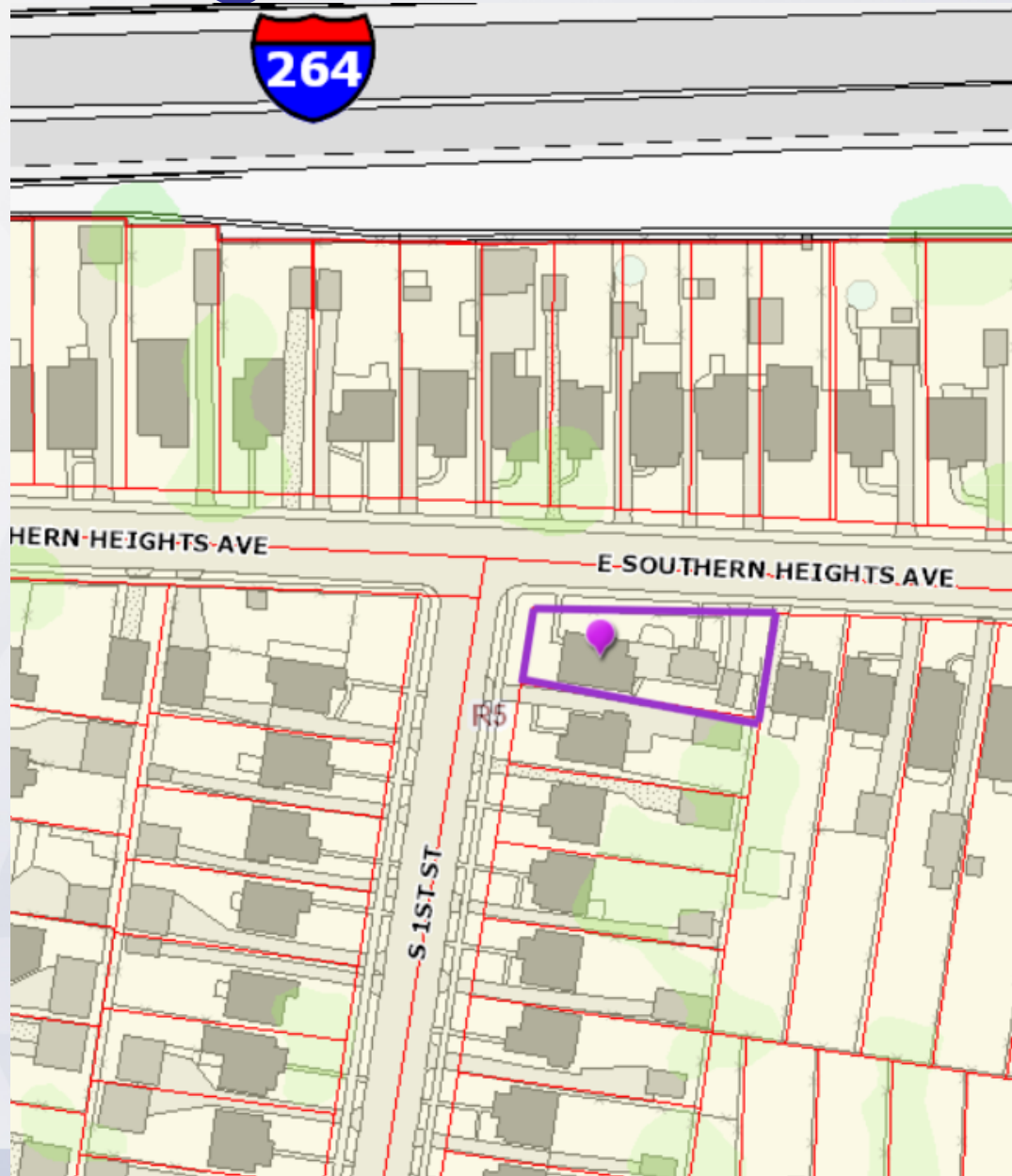
- The applicant states that the residence has four bedrooms that will allow a maximum number of ten guests.
- The proposal has credit for on-street parking and there appears to be ample parking along the street. The applicant states that there is a one car garage and driveway located on site.

# Site Location





# Zoning/Form Districts



# Aerial Photo/Land Use





Harry Watson Exp

E Southern Heights Ave  
4501 S 1st St,  
Louisville, KY 40214

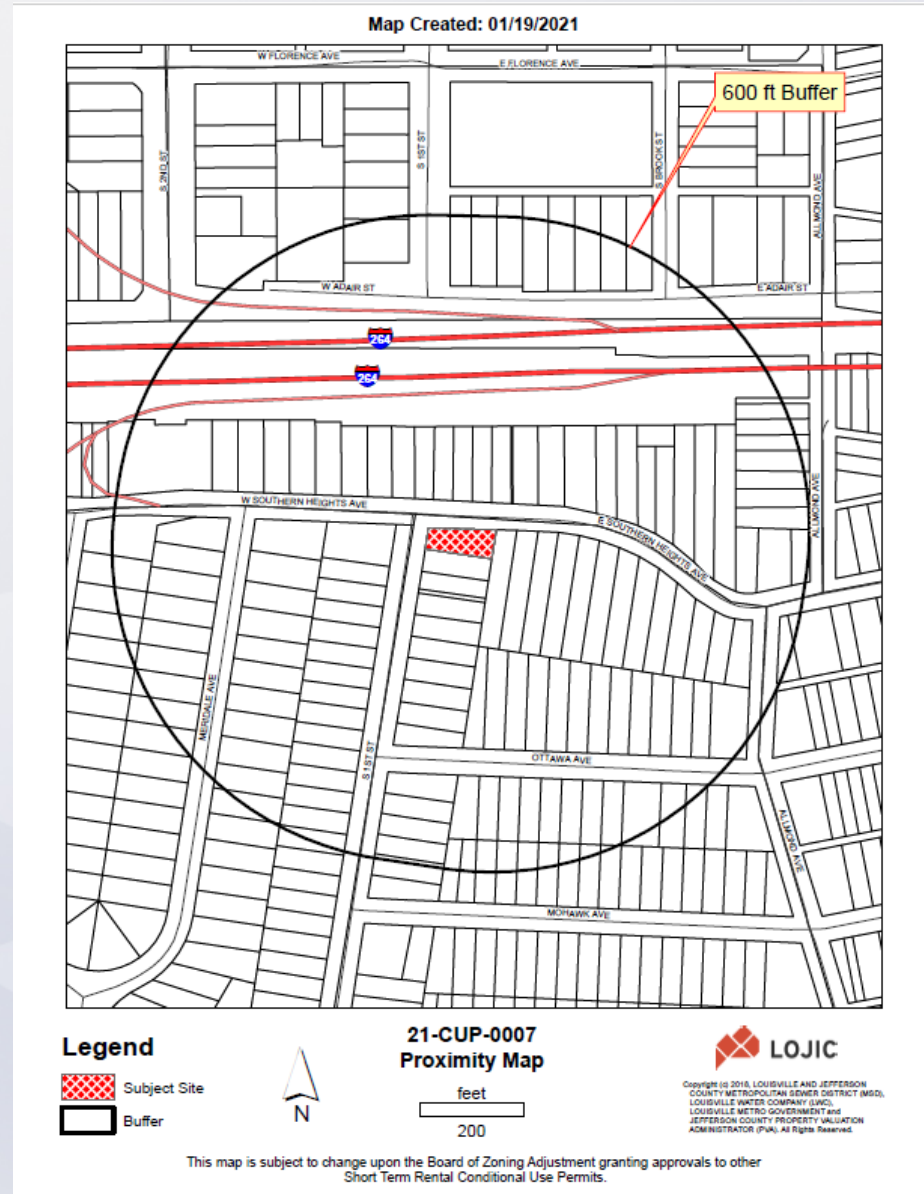
S 1st St

Google

21-CUP-0053

# Short Term Rentals Within 600'

Zero approved Short Term Rentals Within 600'





# Front Entrance





## Across E. Southern Heights Ave.





## Across the Street





## Existing Residence





## S. 1<sup>st</sup> Street





## E. Southern Heights Ave.





# 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 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.