

# 21-CUP-0047

## 1229 Garvin Place



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

June 21, 2021

# Request

- Conditional Use Permit to allow a short term rental of a dwelling unit in the Traditional Neighborhood Zoning District (TNZD) (LDC 4.2.63).

# Case Summary/Background

- The site is located on the eastern side of Garvin Place in between W. Oak Street and W. Ormsby Avenue.
- It is in the Traditional Neighborhood Zoning District (TNZD) and Traditional Neighborhood Form District and is surrounded by other properties in the TNZD.

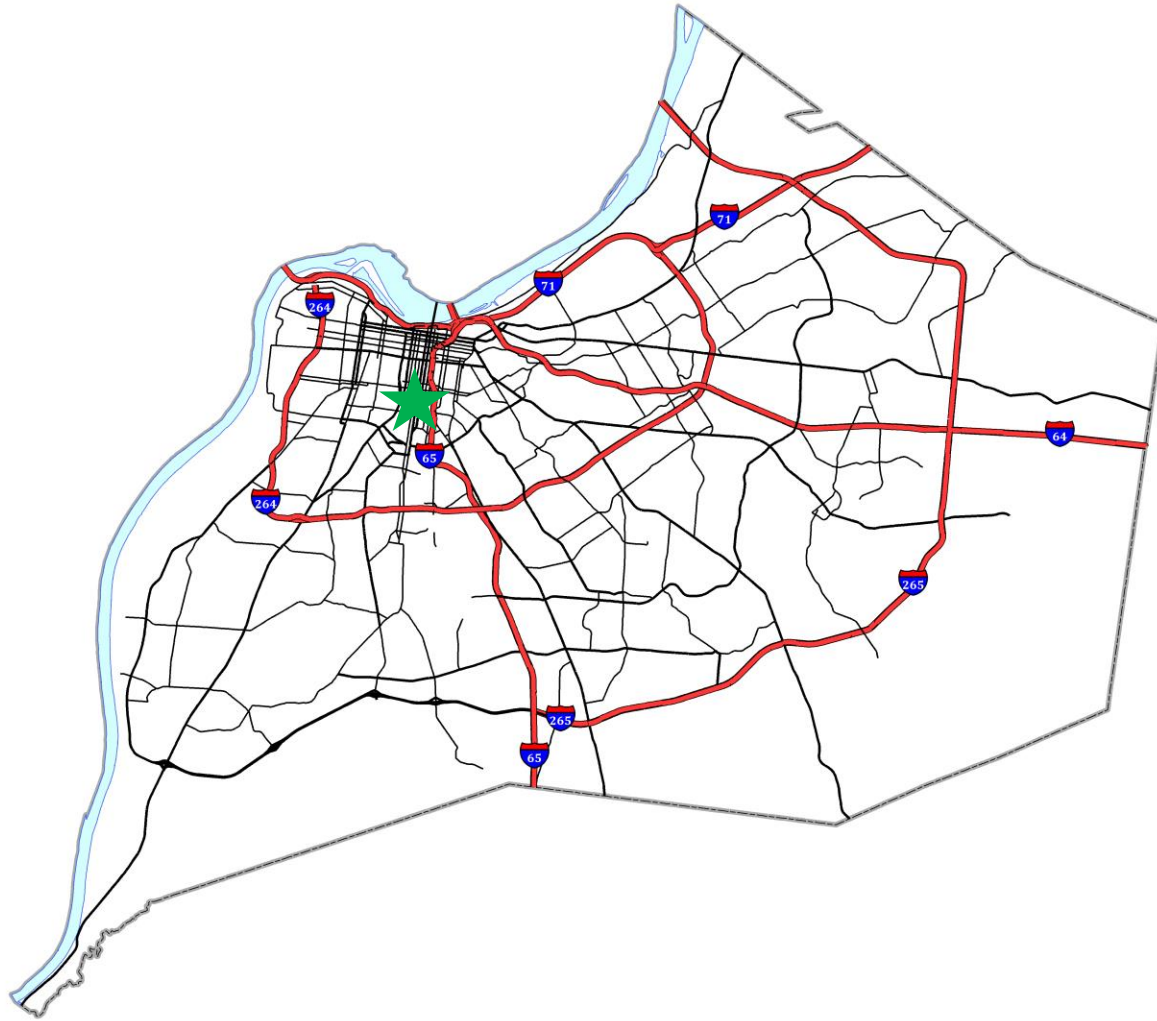
# Case Summary/Background

- It is surrounded by single-family, multi-family, and commercial uses.
- A conditional use permit for a short term rental was approved by the Board of Zoning Adjustment on December 7, 2020 but the applicant failed to register within 30 days of the approval date.

# Case Summary/Background

- PVA lists the existing structure as a single-family residence.
- The applicant has shown that there are two bedrooms in the residence.
- LDC standards credit the site with one on-street parking space and there is additional parking in the rear off the alley. In addition, there appears to be available parking in the area.

# Site Location









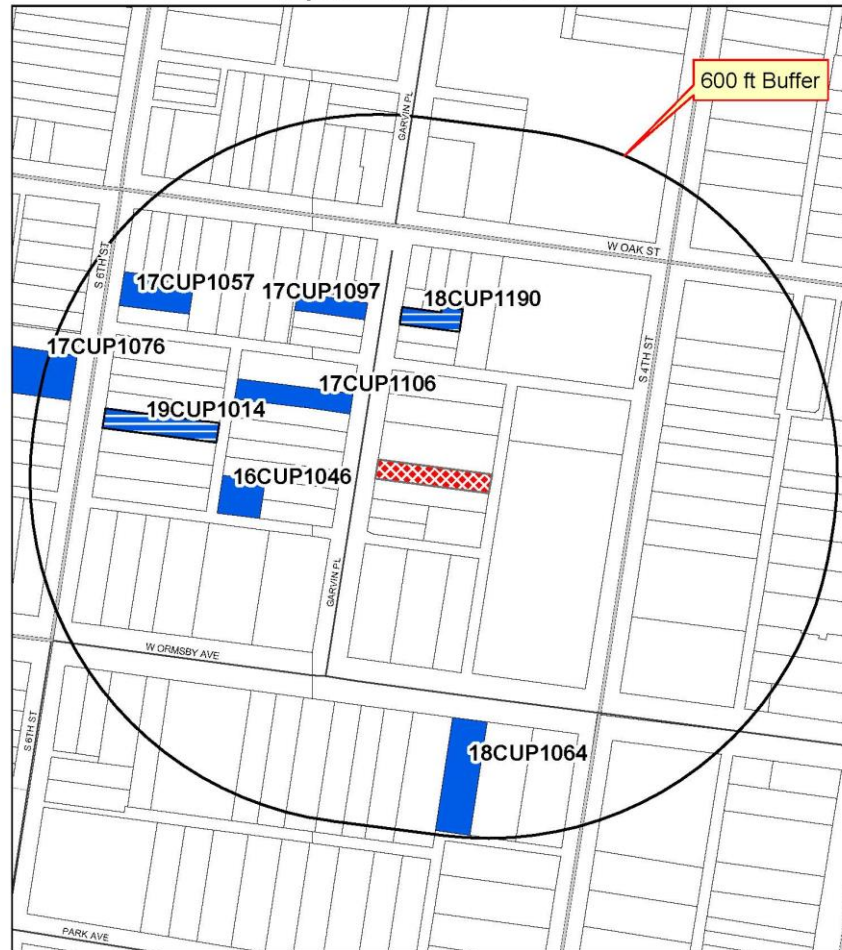






# Proximity Map

Map Created: 04/07/2021



## Legend

- Buffer
- Subject Site
- Approved
- Approved/Host Occupied

## Proximity Map Case #21-CUP-0047

feet  
190



Copyright (c) 2018, LOUISVILLE AND JEFFERSON  
COUNTY METROPOLITAN SEWER DISTRICT (MSD),  
LOUISVILLE WATER COMPANY (LWC),  
LOUISVILLE METRO GOVERNMENT and  
JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA). All Rights Reserved.

This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



21-CUP-0047

# Site Photo



Front of subject property.

# Site Photo



Property to the left.



# Site Photo



Property to the right.



# Site Photo



Property across Garvin Place.

# Site Photo



Parking.

# 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

# 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)



# Required Action

## Conditions of Approval

- 1) The conditional use permit approval for this short term rental shall be allowed up to two bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.
- 2) The host of record for the short term rental shall maintain their primary residence in the dwelling unit on the subject property. In the event a primary residence is established on another property, short term rentals on the subject property must cease.