

18CUP1140
1338 E. Breckinridge Street



Louisville Board of Zoning Adjustment Public Hearing

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February 4, 2019

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

- As the dwelling unit is not the primary residence of the host, a CUP is required
- Located on the south side of E. Breckinridge Street at its intersection with Edward Street
- Adjoined by single-family residential uses and a parking lot
- Developed with a one-bedroom single-family residence; up to 6 guests are permitted
- On-street parking is available on Breckinridge Street frontage and along Edward Street side yard (four total spaces)
- Neighborhood meeting held on January 2, 2019

Zoning / Form District

Subject Site

Existing: U-N/Traditional
Neighborhood

Proposed: U-N/Traditional
Neighborhood w/short-term
rental CUP

All Surrounding Sites

U-N/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

Proposed: Single-Family Residence
w/ CUP for short-term rental

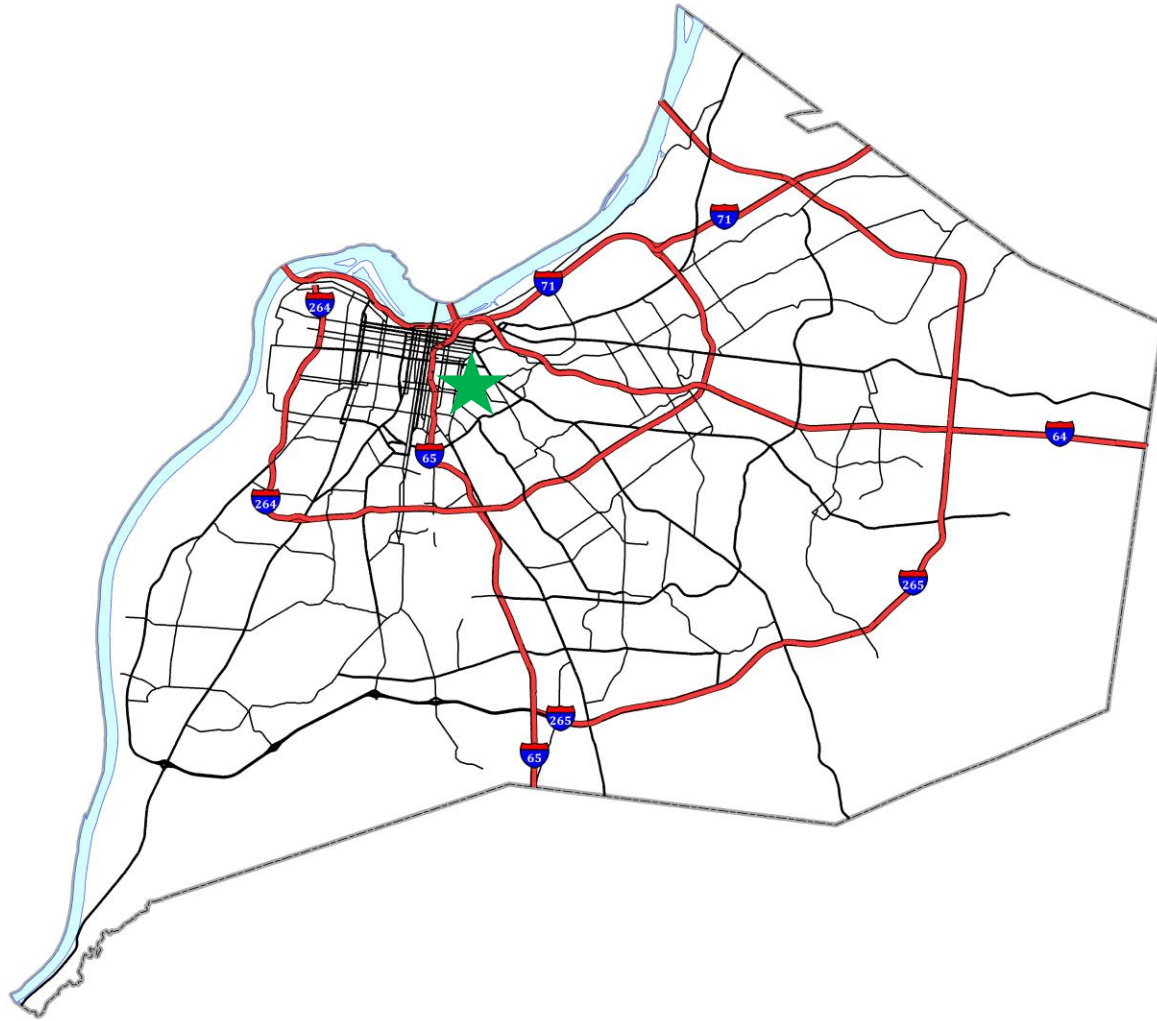
Surrounding Properties

South/East/West: Single-Family
Residences

North: Commercial Parking Lot



Site Location



Site Photo



Site Photo



Edward Street Frontage

Site Photo



Adjacent to East

Site Photo



Site Photo



Site Photo



Across to North

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 dwelling units not the primary residence of the host (LDC 4.2.63)

- Conditions of Approval
 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.