

# 19CUP1052 631 Floral Terrace



Louisville Board of Zoning Adjustment Public Hearing

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July 22, 2019

# Request

- **Conditional Use Permit** to allow short term rental of a dwelling unit within a TNZD (LDC 4.2.63)

# Case Summary/Background

- Located on the north side of Floral Terrace, a residential court
- Duplex residence with one bedroom; up to four guests permitted
- Adjoined single-family residential uses
- On- and off-street parking available
  - On-street parking on S. 7th Street, approximately 75 ft from site
  - Off-street parking off a rear alley: one dedicated space, second available for guest use
- Neighborhood meeting held on April 22, 2019

# Zoning / Form District

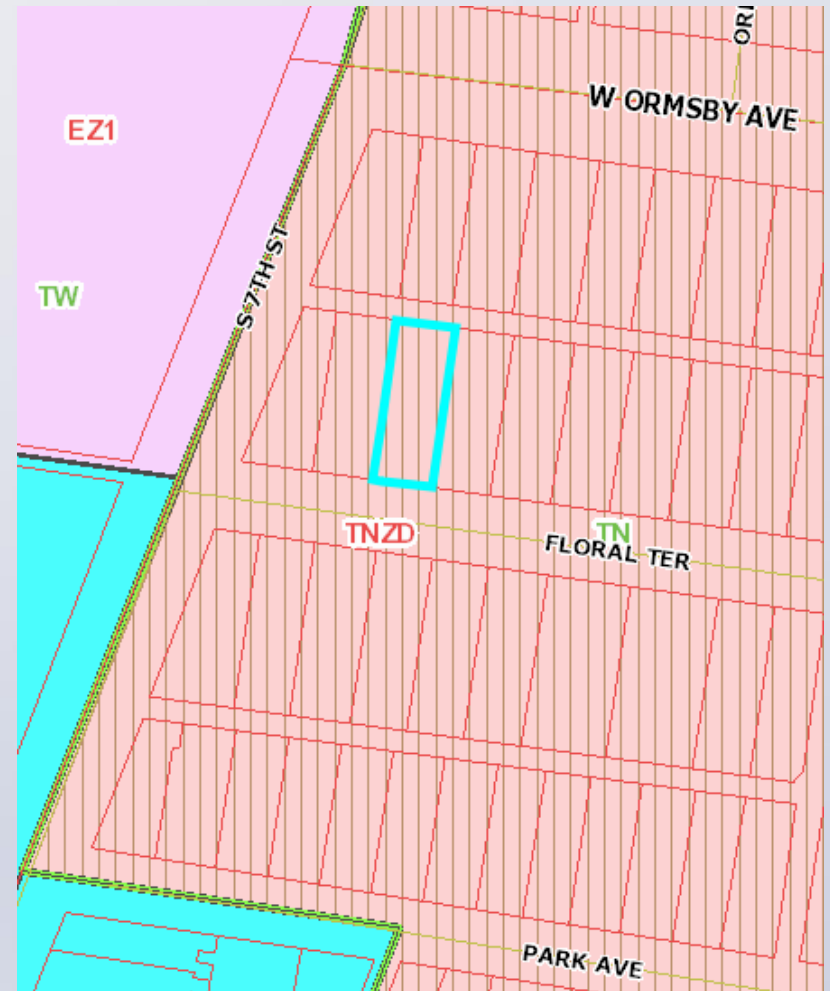
## Subject Site

Existing: TNZD/Traditional  
Neighborhood

Proposed: TNZD/Traditional  
Neighborhood w/short-term rental  
CUP

## Surrounding Sites

TNZD/Traditional Neighborhood



# Land Use

## Subject Property

Existing: Duplex Residence

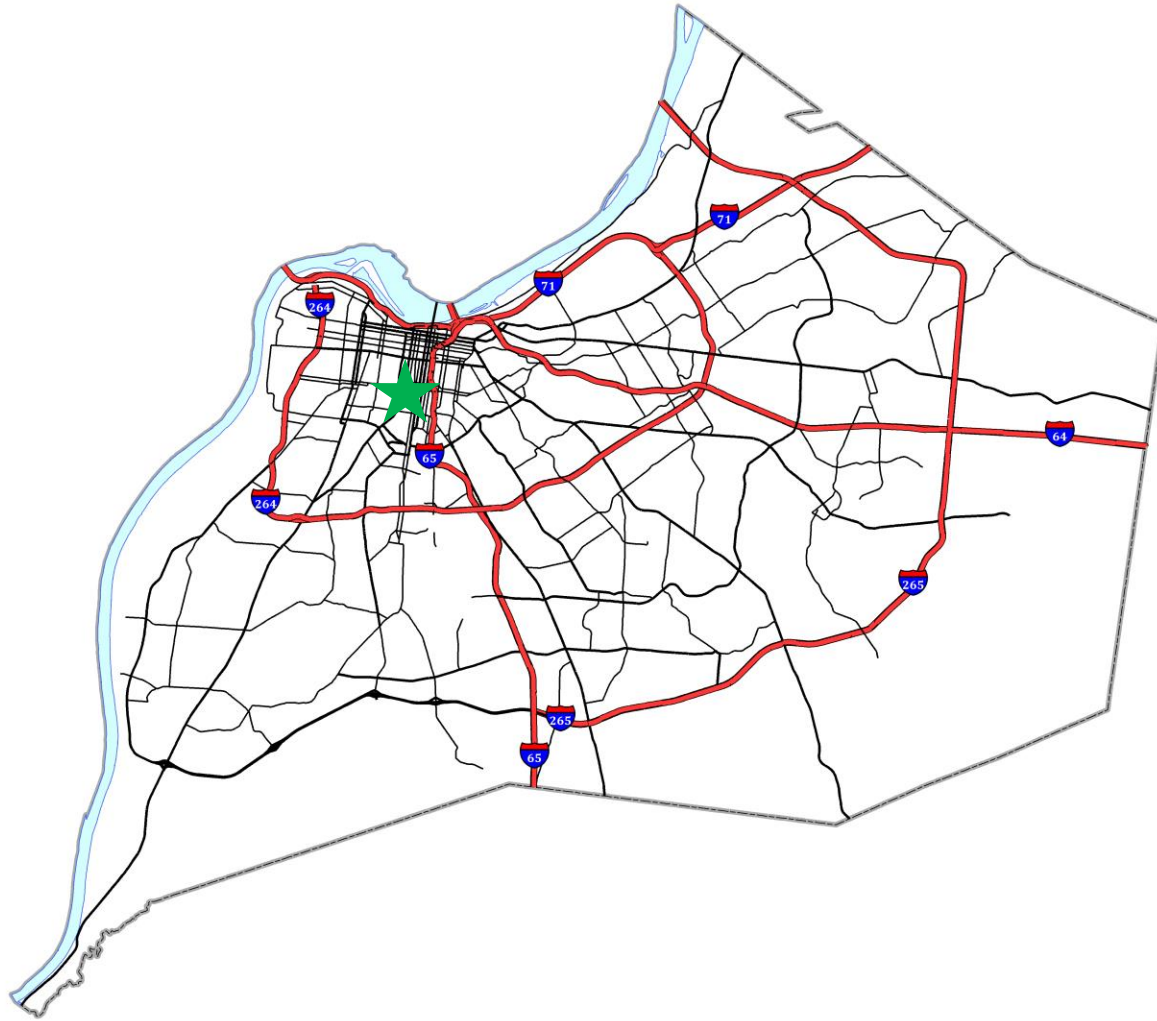
Proposed: Duplex Residence w/ CUP  
for short-term rental of Unit 1

## Surrounding Properties

Single-Family Residences



# Site Location



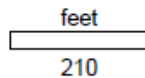




**19CUP1052  
Proximity Map**

**Legend**

-  Subject Site
-  Buffer



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# Site Photo





# Site Photo



# Site Photo





# Site Photo





# Site Photo



Parking at Rear



# 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 within a TNZD (LDC 4.2.63)

- **Condition of Approval**

The Host of record for the short term rental shall maintain his or her primary residence in the dwelling unit 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 on the subject property. A new conditional use permit shall be required to allow for short term rentals on the property that is not the primary residence of the Host.