

17CUP1068

1381 S. Brook Street



Louisville Board of Zoning Adjustment Public Hearing

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November 6, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit within the Old Louisville TNZD

Case Summary/Background

- As the property is located within the Old Louisville TNZD, a Conditional Use Permit is required
- Located at the corner of S. Brook and E. Magnolia
- Developed with a single-family residence with five bedrooms; LDC regulations permit up to 14 guests
- No driveway or alley available; on-street parking on S. Brook and E. Magnolia
- No comments have been received; neighborhood meeting was held on October 3, 2017

Zoning / Form District

Subject property zoning

- TNZD

Surrounding properties zoning

- TNZD

All properties form district

- Traditional Neighborhood



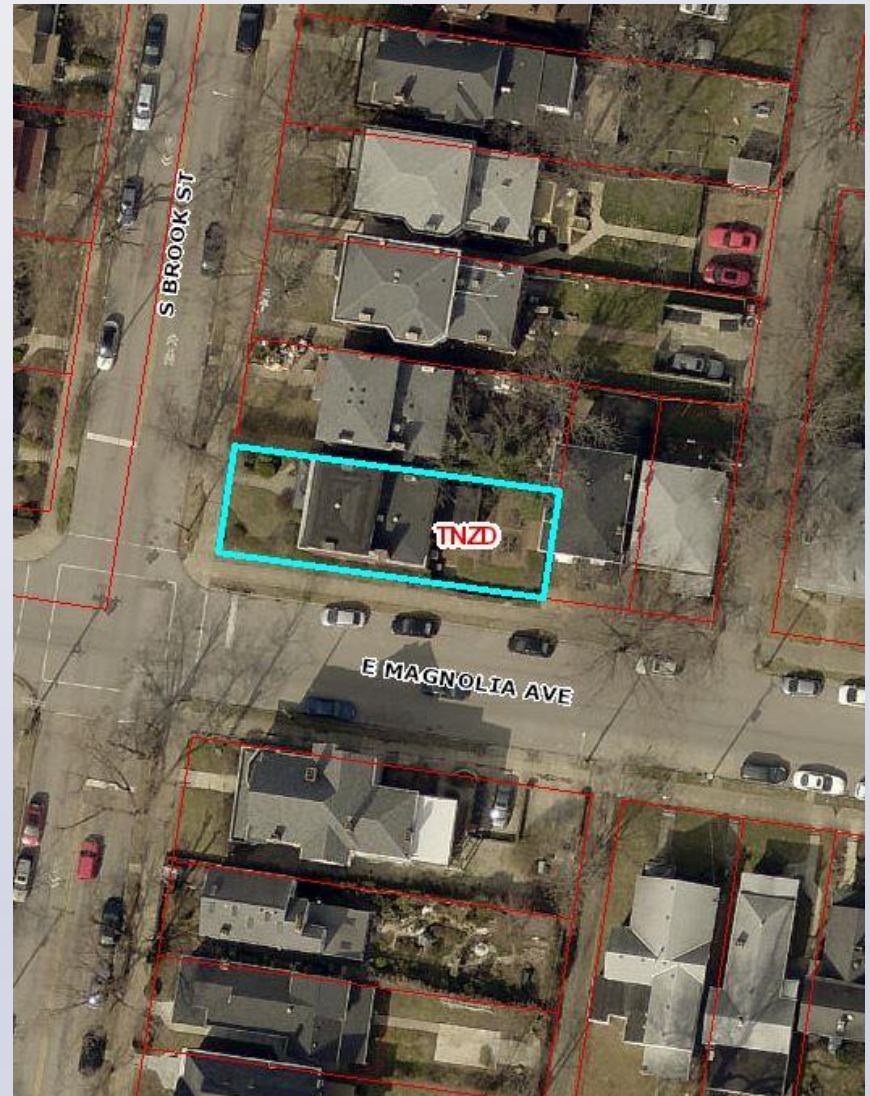
Land Use

Subject Property

- Existing: Single-family residential
- Proposed: Single-family residential with short-term rental

Surrounding Properties

- North: Apartments
- South: Apartments
- East: Single-Family Residential
- West: Single-Family Residential



Site Photos



Subject Property

Site Photos



Adjacent to North

Site Photos



Adjacent to South

Site Photos



Across Street

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 that is not the primary residence of the host in the TNZD
- 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.