

19CUP1039
314 W. Lee Street



Louisville Board of Zoning Adjustment Public Hearing

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April 1, 2019

Request

- Modification of a Conditional Use Permit to allow short term rental of a dwelling unit located in the TNZD (LDC 4.2.63)

Case Summary/Background

- Applicant wishes to modify the number of guests permitted from eight to 12
- Located on the south side of W. Lee Street between S. 4th and S. 5th Streets
- Adjoined by a mix of single- and multi-family residential uses

Case Summary/Background

- Original CUP request listed four bedrooms and limited the number of guests to eight
 - According to the applicant, the residence has five bedrooms, one in the basement
 - Up to 14 guests are permitted by LDC regulation; applicant intends to limit the number of guests to 12
- Original CUP stated that no off-street parking was available
 - According to the applicant, there is parking for two vehicles on a secured parking pad at the rear of the residence
 - In addition, two resident parking passes for on-street parking will be made available to guests

Zoning / Form District

Subject Site

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

Proposed: No change

All Surrounding Sites

TNZD/Traditional Neighborhood



Land Use

Subject Property

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

Proposed: No change

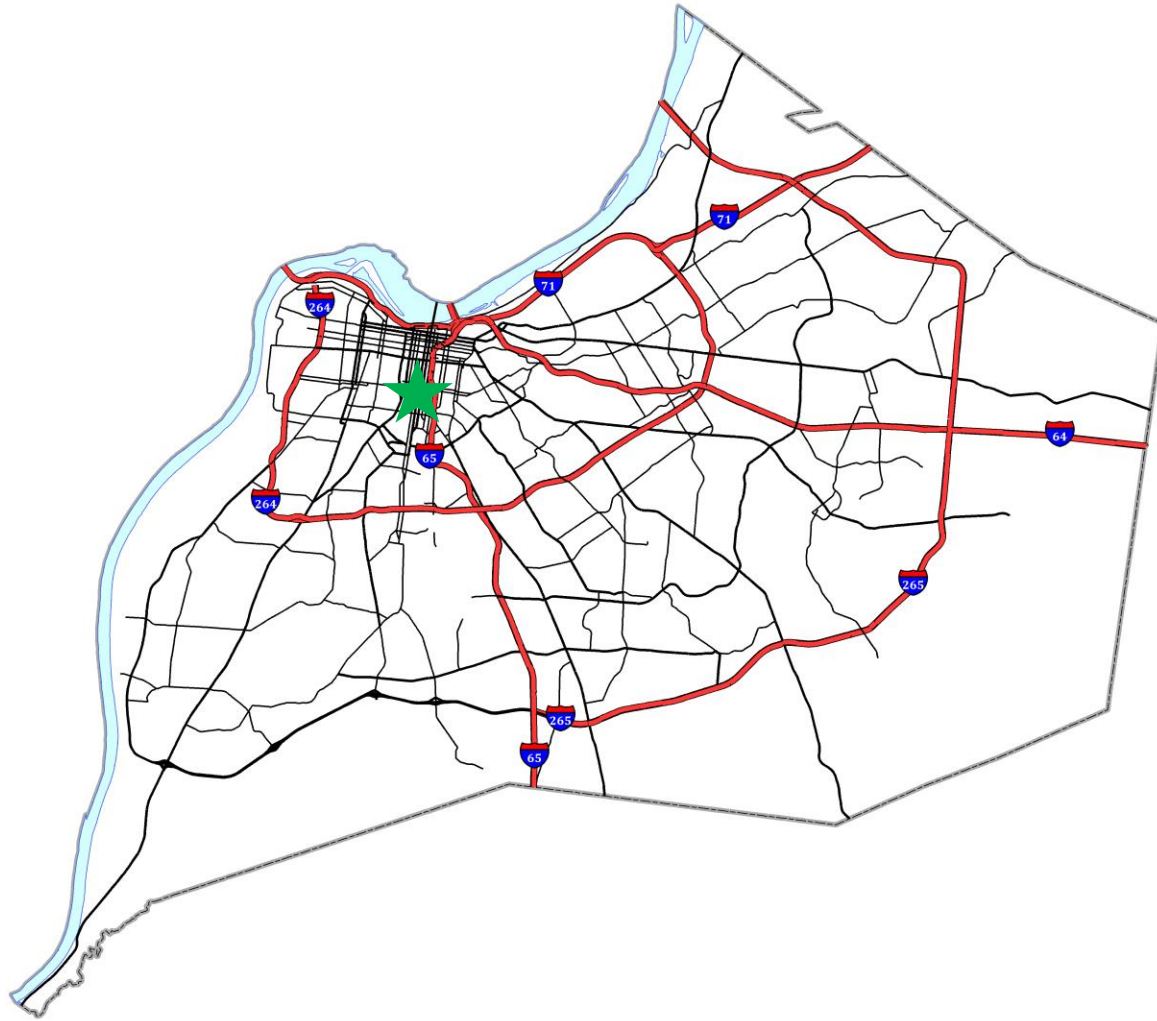
Surrounding Properties

North/South/West: Multi-Family
Residence

East: Single-Family Residence



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



Adjacent to West

Site Photo



Site Photo



Site Photo



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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

- Modification of a Conditional Use Permit to allow short term rental of dwelling units located in the TNZD (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.
 3. The maximum number of guests permitted in the short term rental shall be the lesser of 12 or that permitted by the Louisville Metro Code of Ordinances.