

19-CUP-0069
1261 S. Brook Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
October 7, 2019

Request

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

Case Summary/Background

- Located on the east side of S. Brook Street between E. Oak and E. Ormsby Streets
- Single-family residence
 - Five bedrooms; LDC regulations permit up to 12 guests
- Adjoined by single-family residential, public and commercial uses and a vacant lot
- One on-street parking space; three off-street spaces off rear alley
- Neighborhood meeting held on July 18, 2019

Zoning / Form District

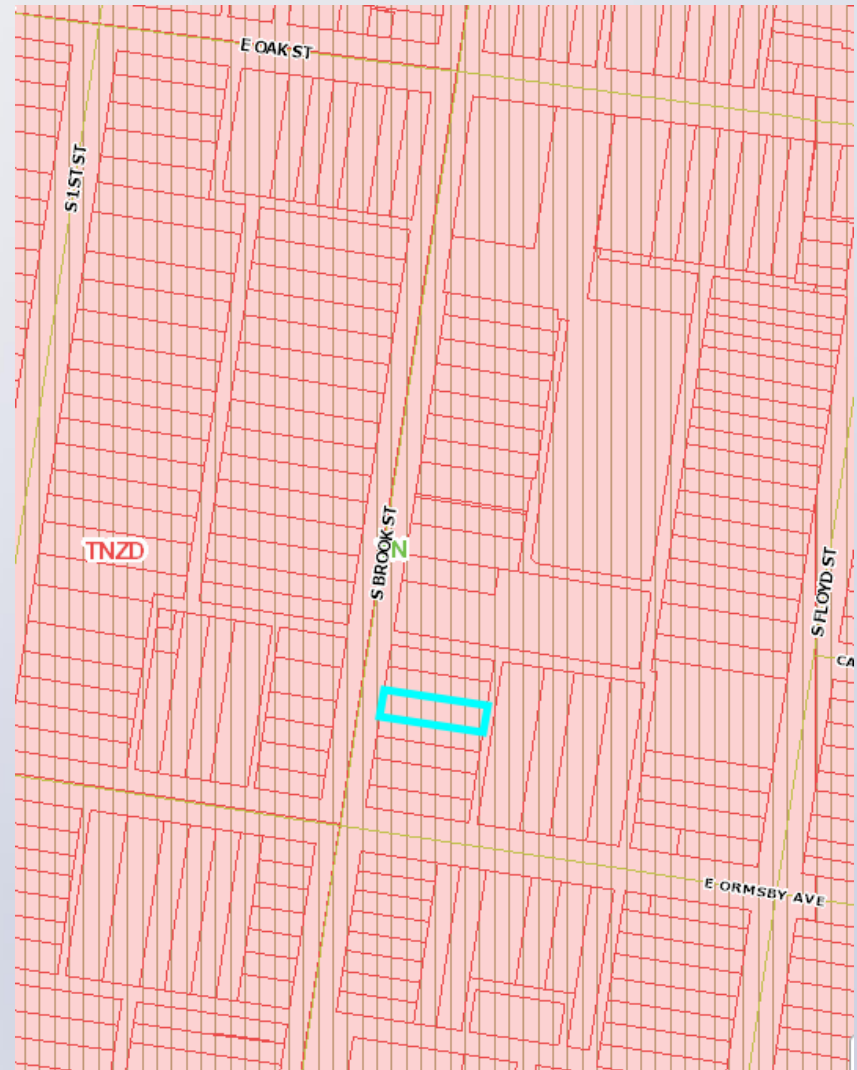
Subject Site

Existing: TNZD/Traditional
Neighborhood

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

All Adjoining Sites

TNZD/Traditional
Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential

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

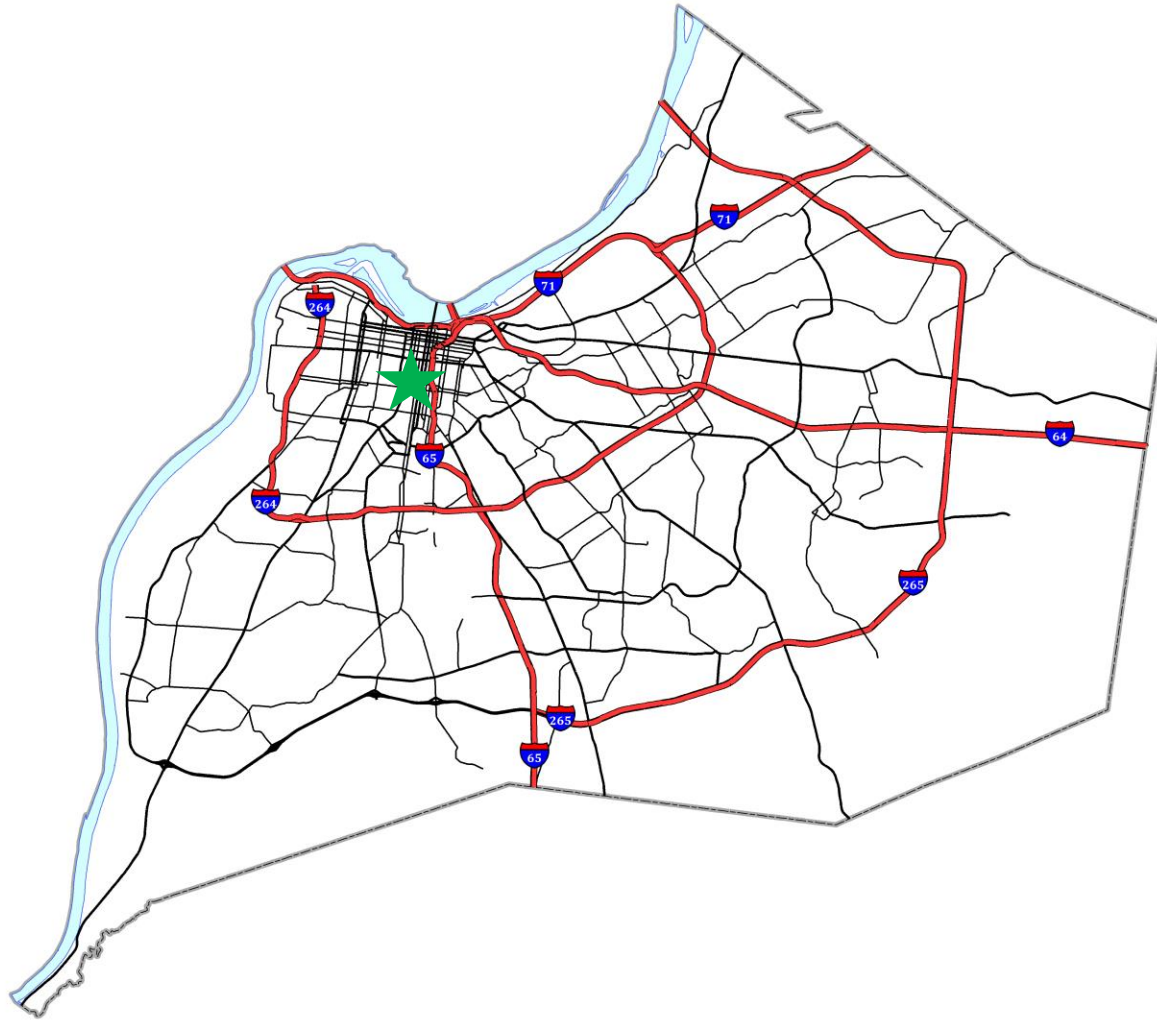
Surrounding Properties

North/South/West: Single-Family
Residential

East: Multi-Family Residential



Site Location



Site Photo



Subject Site

Site Photo



Adjacent to North

Site Photo



Adjacent to South

Site Photo



Site Photo



Rear 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 located in a TNZD district (LDC 4.2.63)