

18CUP1014

Short Term Rental



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Dante St. Germain, Planner I

April 2, 2018

Request

- **Conditional Use Permit:** to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District

Case Summary / Background

- The subject property is located in the Traditional Neighborhood Zoning District in the Old Louisville neighborhood, and is developed as a single-family dwelling.
- The applicant requests a conditional use permit to operate the unit as a short term rental.
- The dwelling has four bedrooms, allowing up to 12 guests.

Case Summary / Background

- A garage at the rear of the property has space for 3 vehicles. There is one on-street parking space.
- A neighborhood meeting was held on February 22, 2018 at the subject property with two people in attendance.

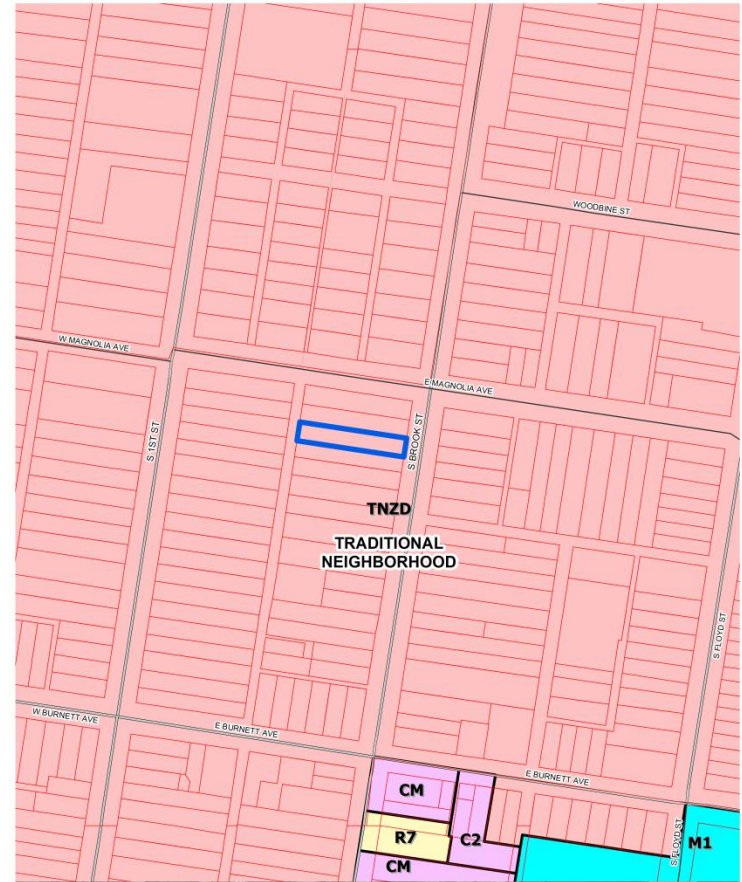
Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



1408 S Brook Street
feet

175

Map Created: 2/15/2018



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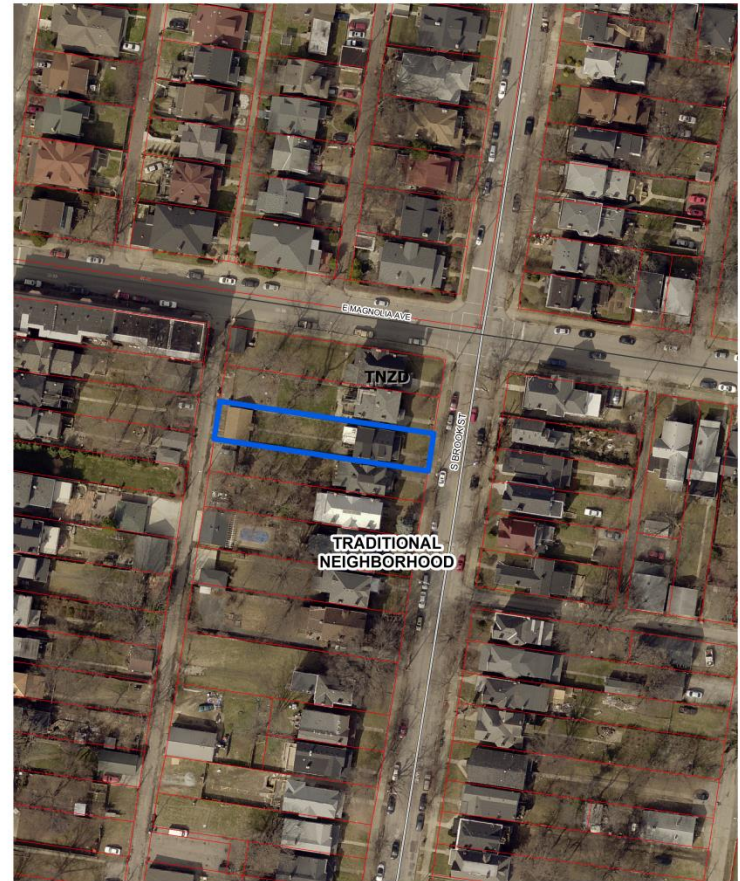
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Short Term Rental

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential & Multi Family Residential
- East: Single Family Residential
- West: Single Family Residential & Multi Family Residential



1408 S Brook Street
feet



80
Map Created: 2/15/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The garage in the rear of the subject property.

Site Photos-Subject Property

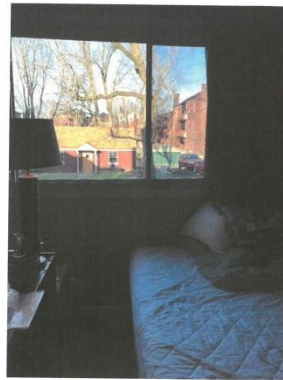
Rooms Available for Short-Term Lease

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Room #1



Room #2



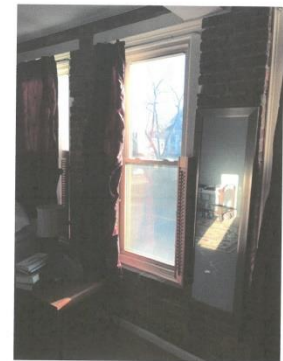
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Room #3



Room #4



RECEIVED
FEB 28 2014
PLANNING &
DESIGN SERVICES

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The four bedrooms.

Conclusions

- Must determine if the proposal meets the standard of review for granting a conditional use permit as established in the Land Development Code, to allow short term rental of the subject property.

Required Actions

- Conditional Use Permit: to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District. Approve/Deny