

17CUP1057 1211 S. 6th Street



Louisville Board of Zoning Adjustment Public Hearing

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October 16, 2017

Request

- Conditional Use Permit to allow short term rental of two dwelling units on a single site in the Old Louisville TNZD

Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on the east side of S. 6th between W. Oak and W. Ormsby
- Site is developed with two single-family residences
 - 1211 S. 6th: Four bedrooms/up to twelve guests
 - 1209 S. 6th: One bedroom/up to six guests
- Surrounded by single family residential uses in a Traditional Neighborhood form district

Case Summary/Background

- On-street parking only; no driveway or alley available. Applicant states that neighbors agreed at neighborhood meeting that available on-street parking was sufficient.
- Neighborhood meeting held on August 17, 2017. Based on comments, applicant has agreed to additional conditions of approval as stated in the staff report:
 - No use of the front porch at 1211 S. 6th after 11:00pm
 - Number of persons at each dwelling unit (occupants and visitors) not to exceed number permitted by LDC

Zoning / Form District

Subject property zoning

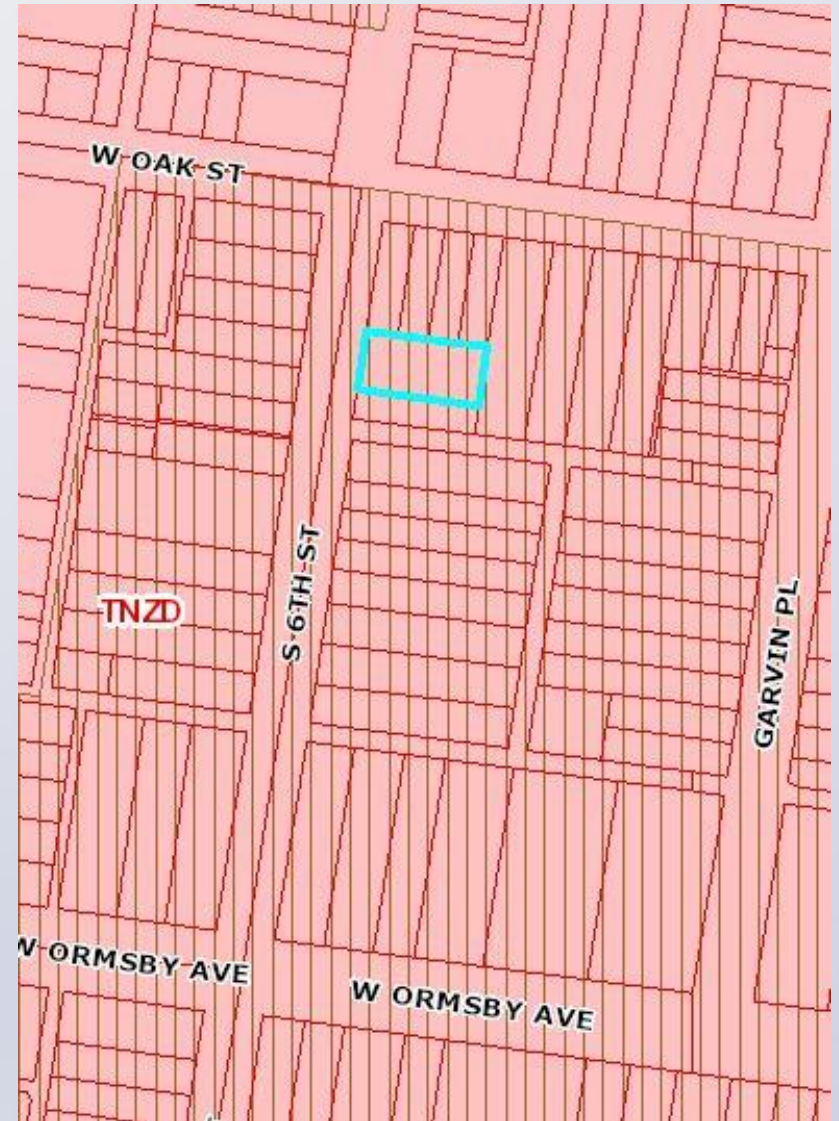
- TNZD

Surrounding properties zoning

- TNZD

All properties form district

- Traditional Neighborhood



Land Use

Subject Property

- Existing: Two single-family residential units
- Proposed: Two single-family residential units with short-term rental

Surrounding Properties

- **North:** Single-Family Residential, Retail
- **South:** Single-Family Residential
- **East:** Single-Family Residential
- **West:** Single-family and Duplex residential



Site Photos



Subject Property

Site Photos



Adjacent to North

Site Photos



Adjacent to South

Site Photos



Across to West

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 owner in a 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.

Required Action

Approve or Deny

- Additional Conditions of Approval
 - The front porch at the dwelling unit at 1211 S. 6th Street shall not be used after 11:00pm.
 - The total number of persons, including guests and their visitors, at each dwelling unit shall not at any time exceed the number permitted as guests by LDC regulations.