

18CUP1108
1141 S. Brook Street



Louisville Board of Zoning Adjustment Public Hearing

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October 29, 2018

Request

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

Case Summary/Background

- As the dwelling unit is located in the Old Louisville/Limerick TNZD, a Conditional Use Permit is required
- Located on the east side of S. Brook Street between St. Joseph and E. Oak Streets
- Adjoined by single- and multi-family residential uses
- Primary residence has four bedrooms; LDC regulations permit up to 12 guests
- LDC regulations require one parking space for the residence
 - one on-street space
 - two off-street parking spaces off rear alley
- Neighborhood meeting held September 27, 2018

Zoning / Form District

Subject Site

Existing: TNZD/Traditional
Neighborhood

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

All Surrounding 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: Multi-Family Residential

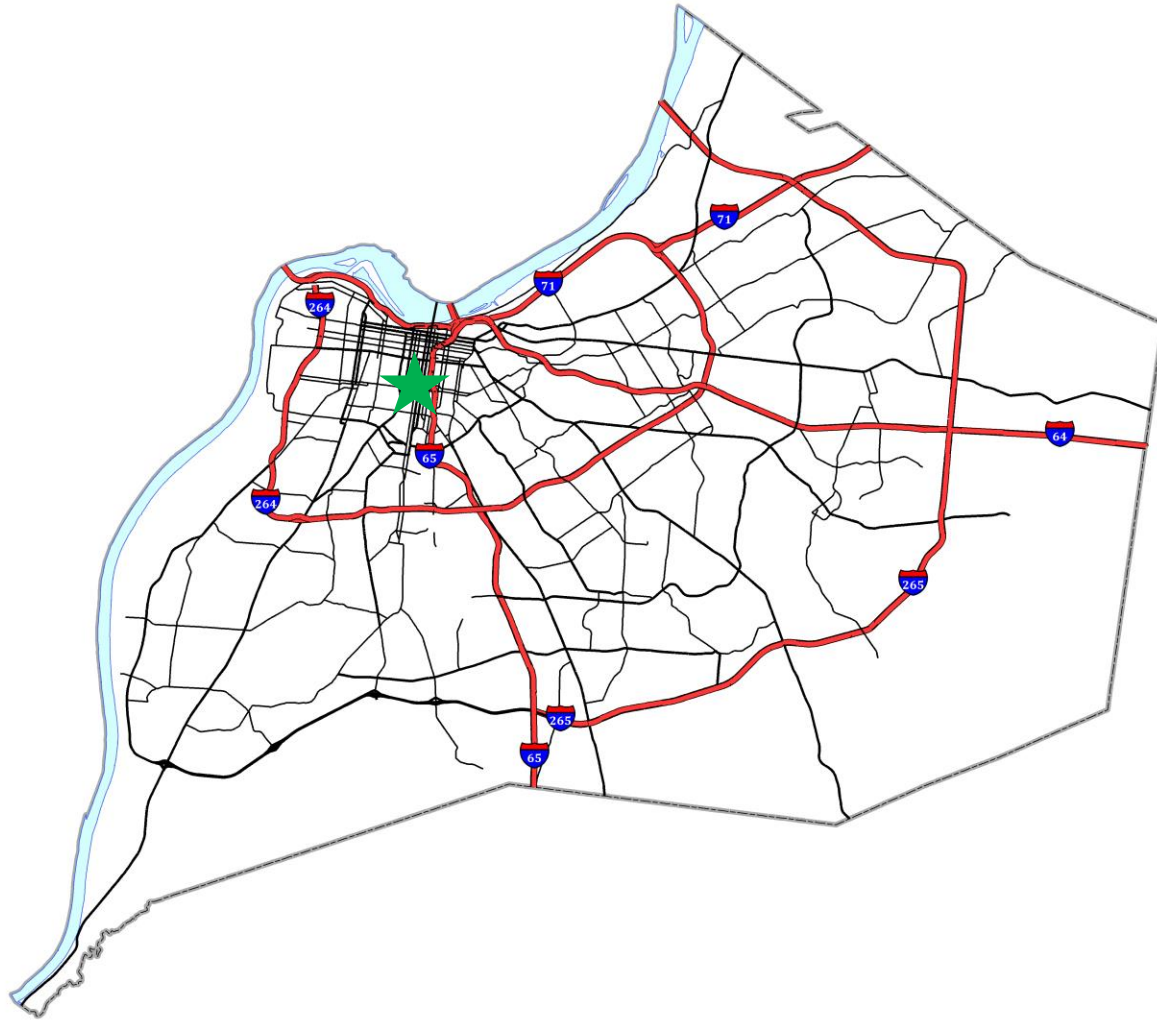
South: Single-Family Residential

East: Single-Family Residential

West: Single- and Multi-Family
Residential



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



Site Photo



Site Photo



Rear at Alley

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 the Old Louisville/Limerick 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.