

18CUP1019

Short Term Rental



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

Dante St. Germain, Planner I

May 21, 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 Limerick 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

- There is no street parking in front of the subject property. The garage in the rear does not meet the dimensional requirements for parking.
- A neighborhood meeting was held on March 10, 2018 at the subject property with no attendees.

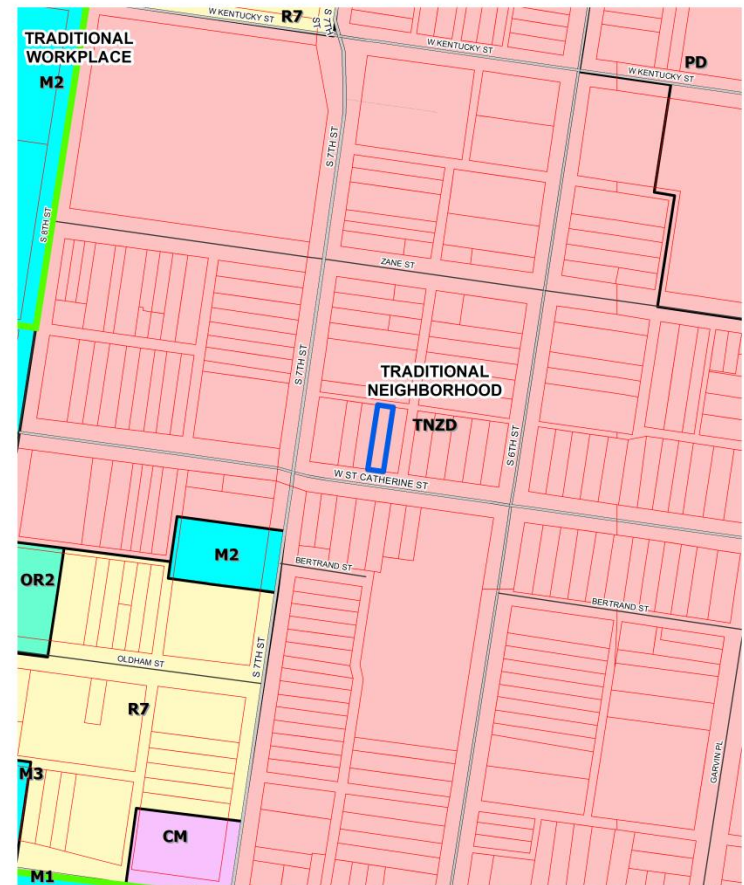
Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood

Adjacent Properties:

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



617 W Saint Catherine Street
feet



Map Created: 2/21/2018



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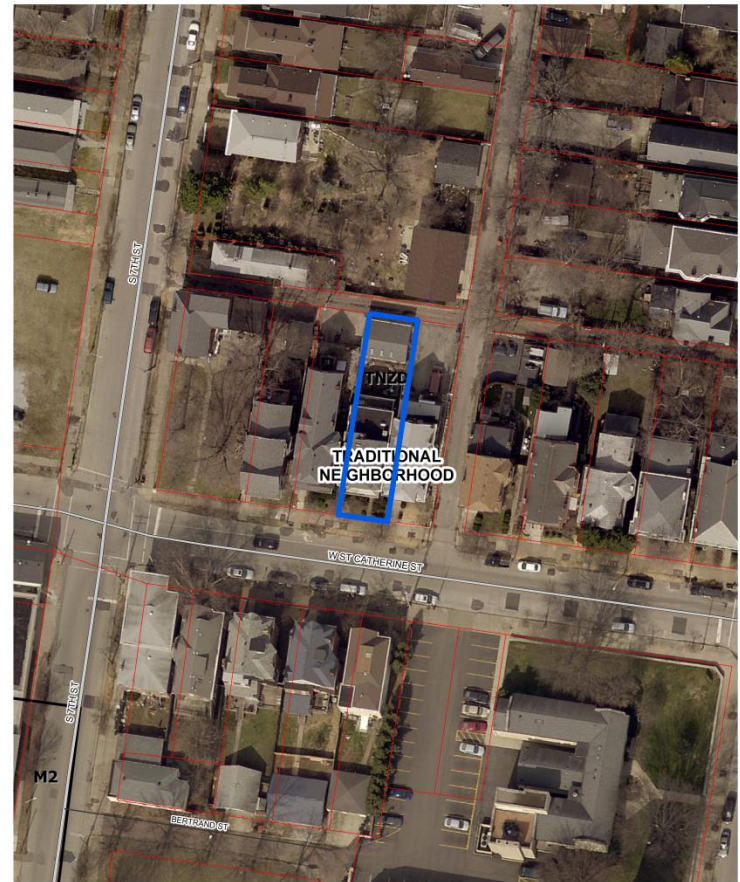
Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

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



617 W Saint Catherine Street
feet



50
Map Created: 2/21/2018



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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 properties across W St Catherine.

Site Photos-Subject Property



The rear garage does not meet Public Works requirements for parking.

Site Photos-Subject Property



Bedroom 1



Bedroom 2

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617 W. Saint Catherine St. 40203



Bedroom 3



Bedroom 4

APR 02 2018
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/Approve with Conditions