

18CUP1067
1021 & 1023 S. 1st Street



Louisville Board of Zoning Adjustment Public Hearing

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August 20, 2018

Request

- Conditional Use Permit to allow short term rental of two dwelling units located in the TNZD (LDC 4.2.63)

Case Summary/Background

- As neither of the dwelling units is the primary residence of the host, a CUP is required
- Located on the east side of S. 1st Street between E. Kentucky and E. St. Catherine Streets
- Adjoined by single-family residential, multi-family and public/semi-public uses
- Each unit has two bedrooms, permitting up to eight guests
- LDC regulations require one parking space for each dwelling unit
 - one on-street space
 - three off-street parking spaces
 - additional on-street spaces across S. 1st Street
- Neighborhood meetings held July 17 and 24, 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: Duplex Residence

Proposed: Duplex Residence
w/ CUP for short-term rental

Surrounding Properties

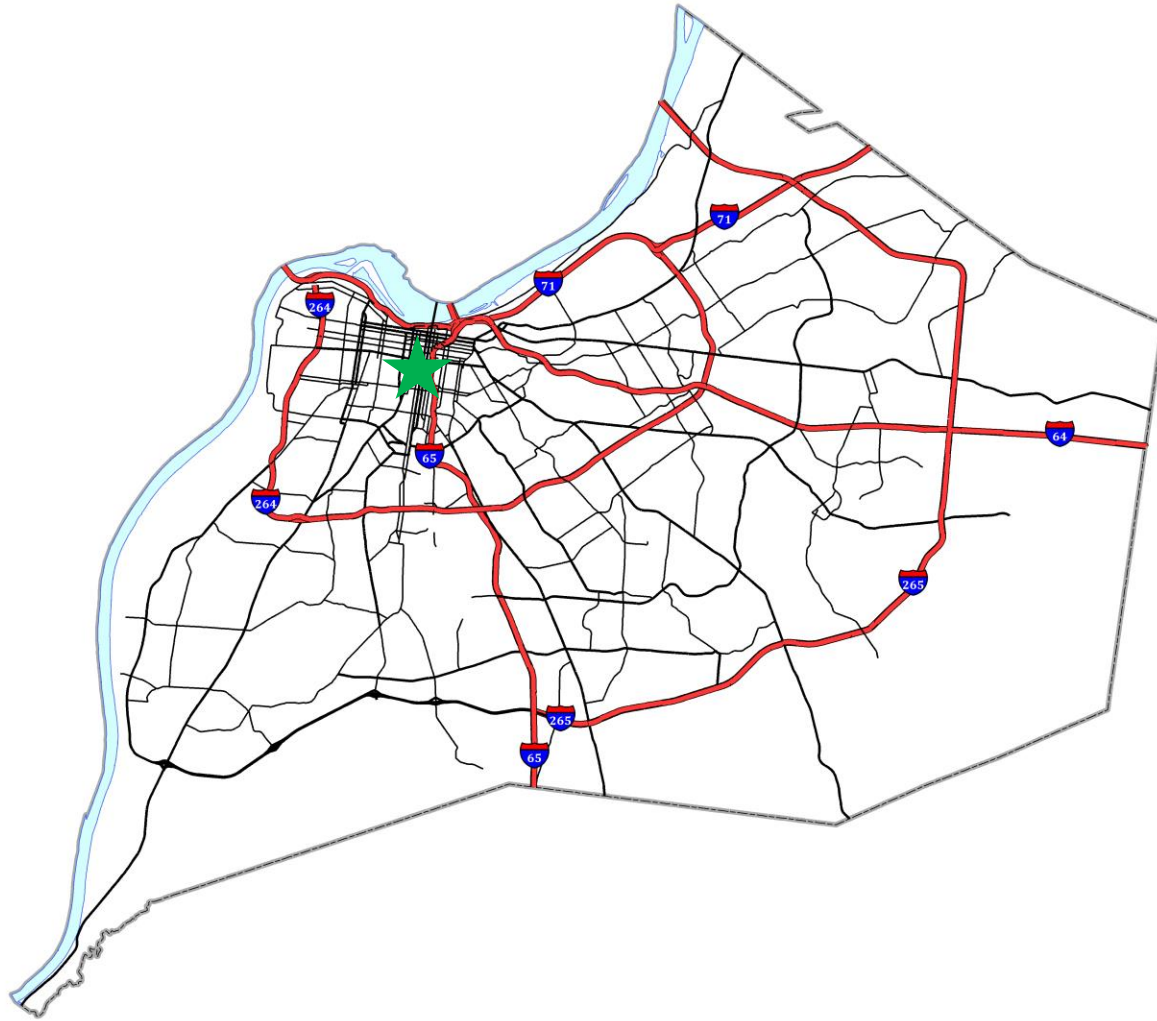
North: Multi-Family Residential

South: Single-Family Residential

East/West: Public/Semi-Public



Site Location



Site Photo



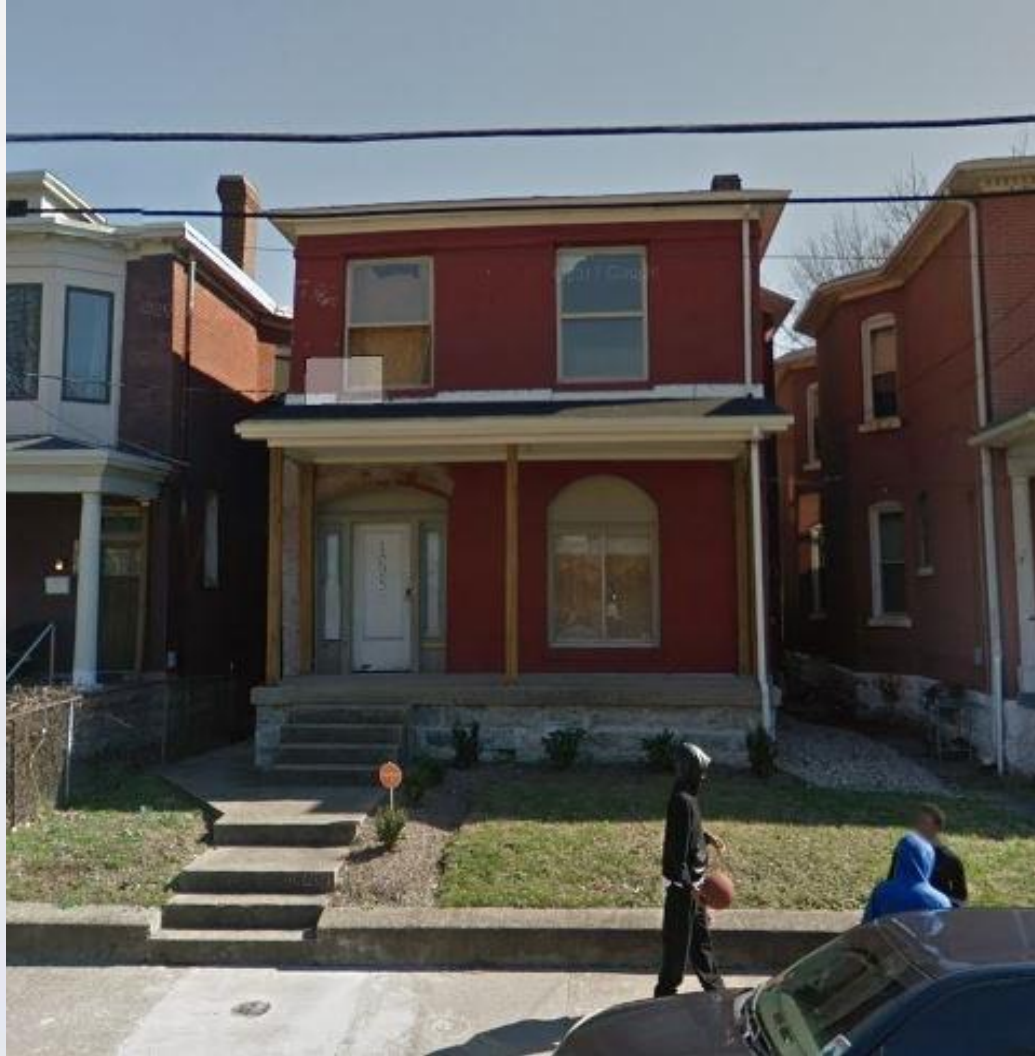
Subject Site

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 dwelling units located in the 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.