

20-CUP-0131
1413 South Second Street



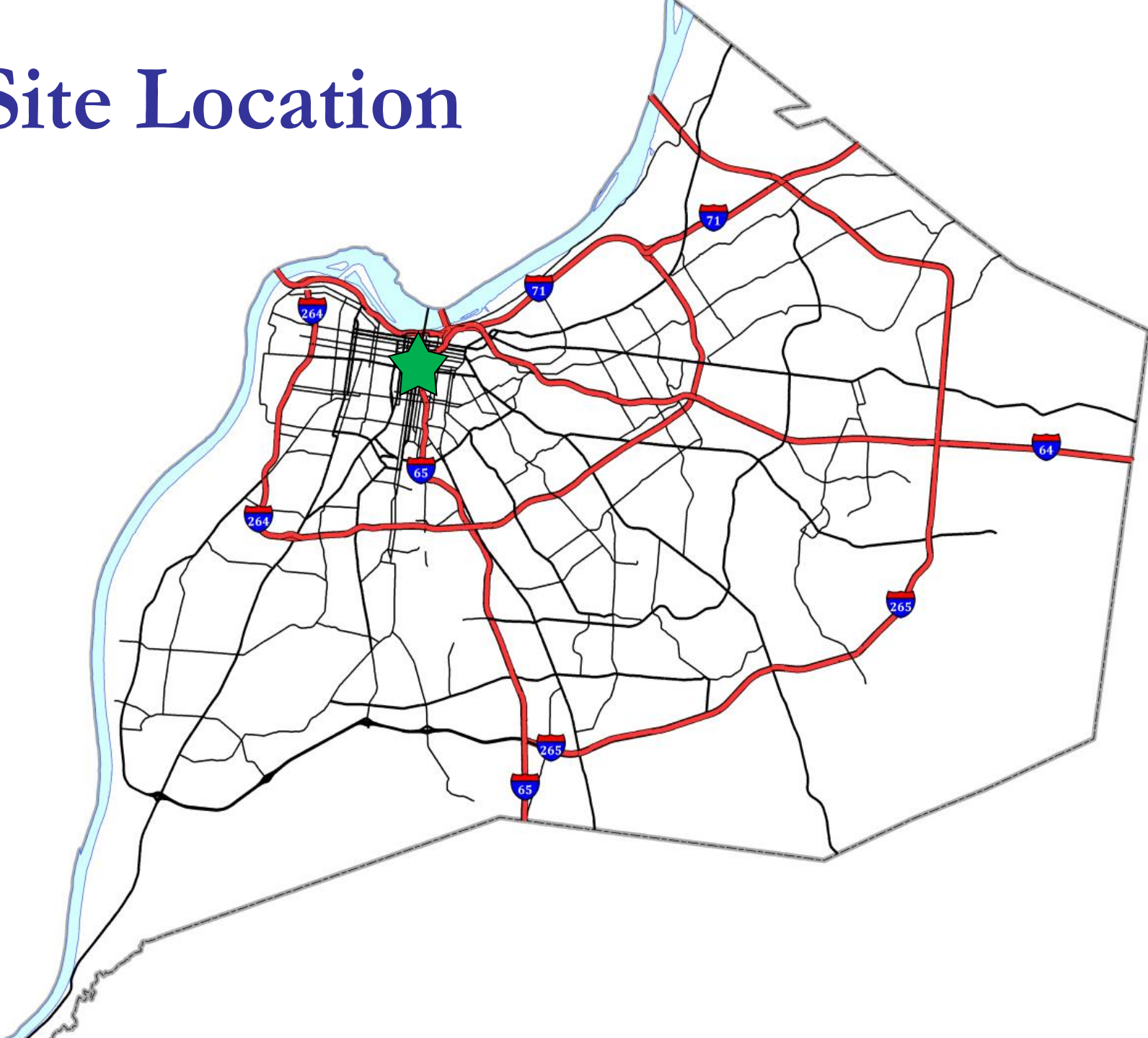
Louisville Metro Board of Zoning Adjustment
Public Hearing

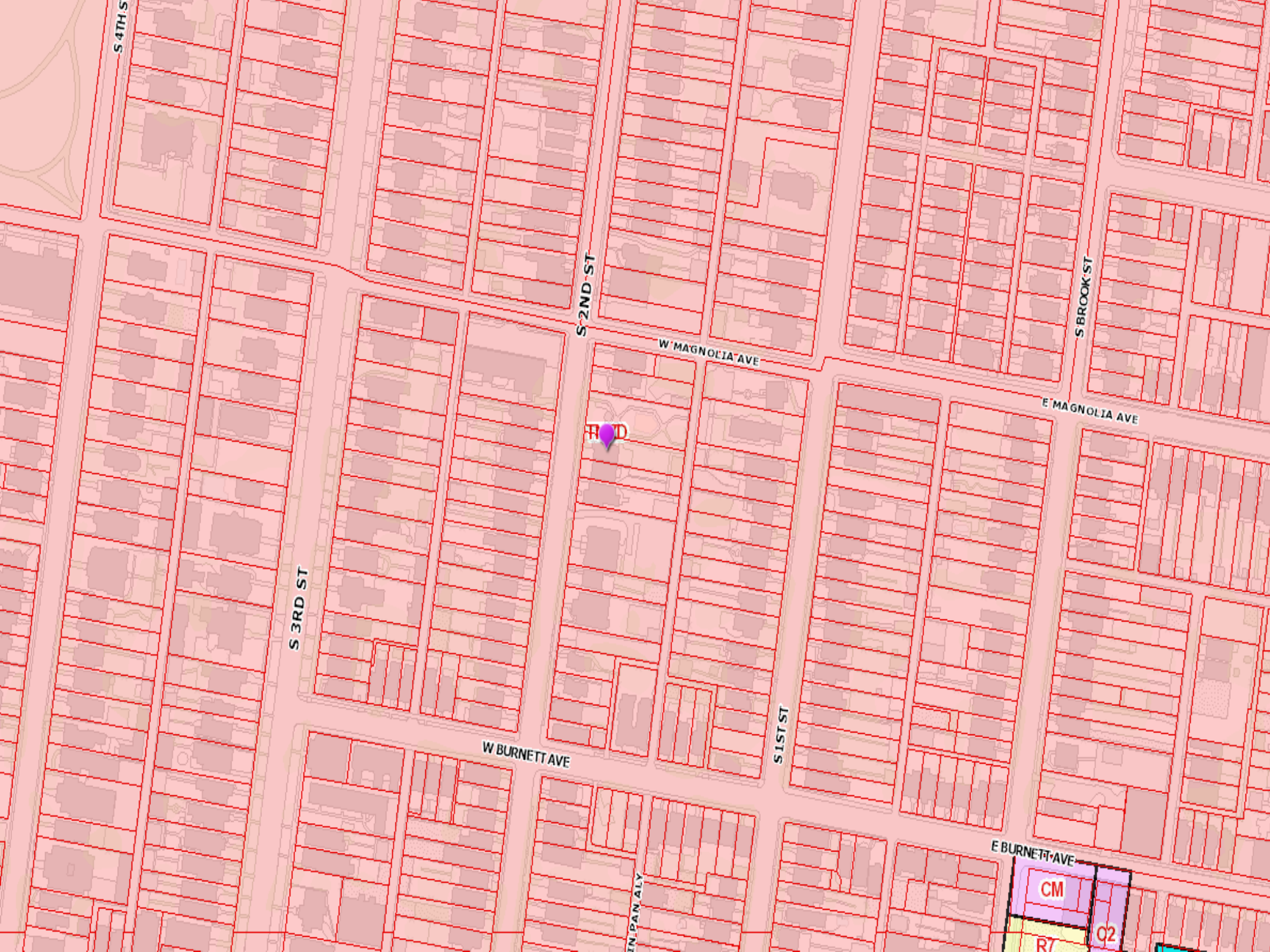
Steve Hendrix, Planning Coordinator
December 7, 2020

Request

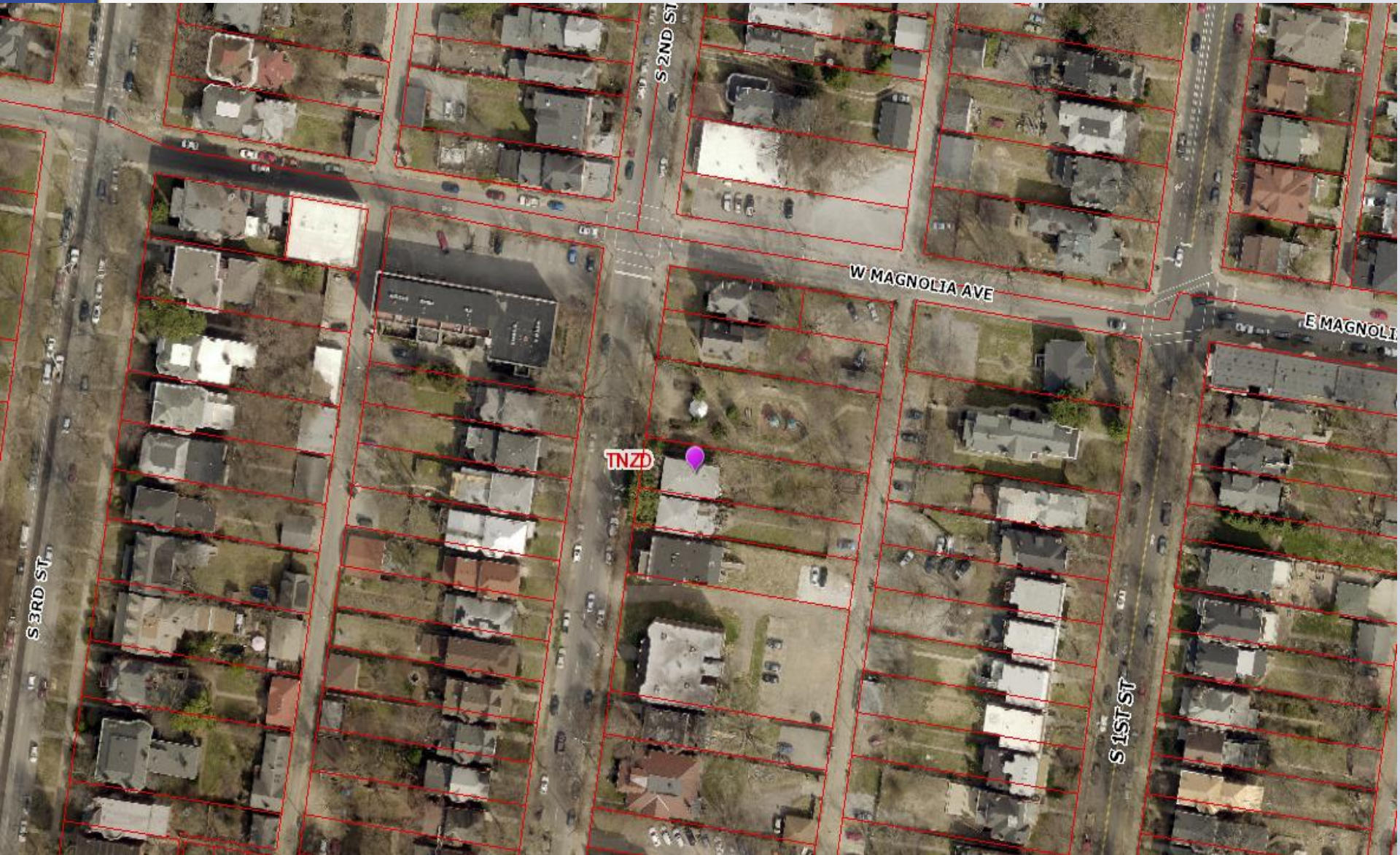
Conditional Use Permit to allow a short term rental of a single family dwelling unit that is the primary residence of the host in the TNZD. (LDC 4.2.63)

Site Location





Aerial Map



Aerial



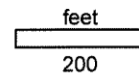


Legend

-  Subject Site
-  Approved
-  Approved/Host
-  Buffer



20-CUP-0131 Proximity Map

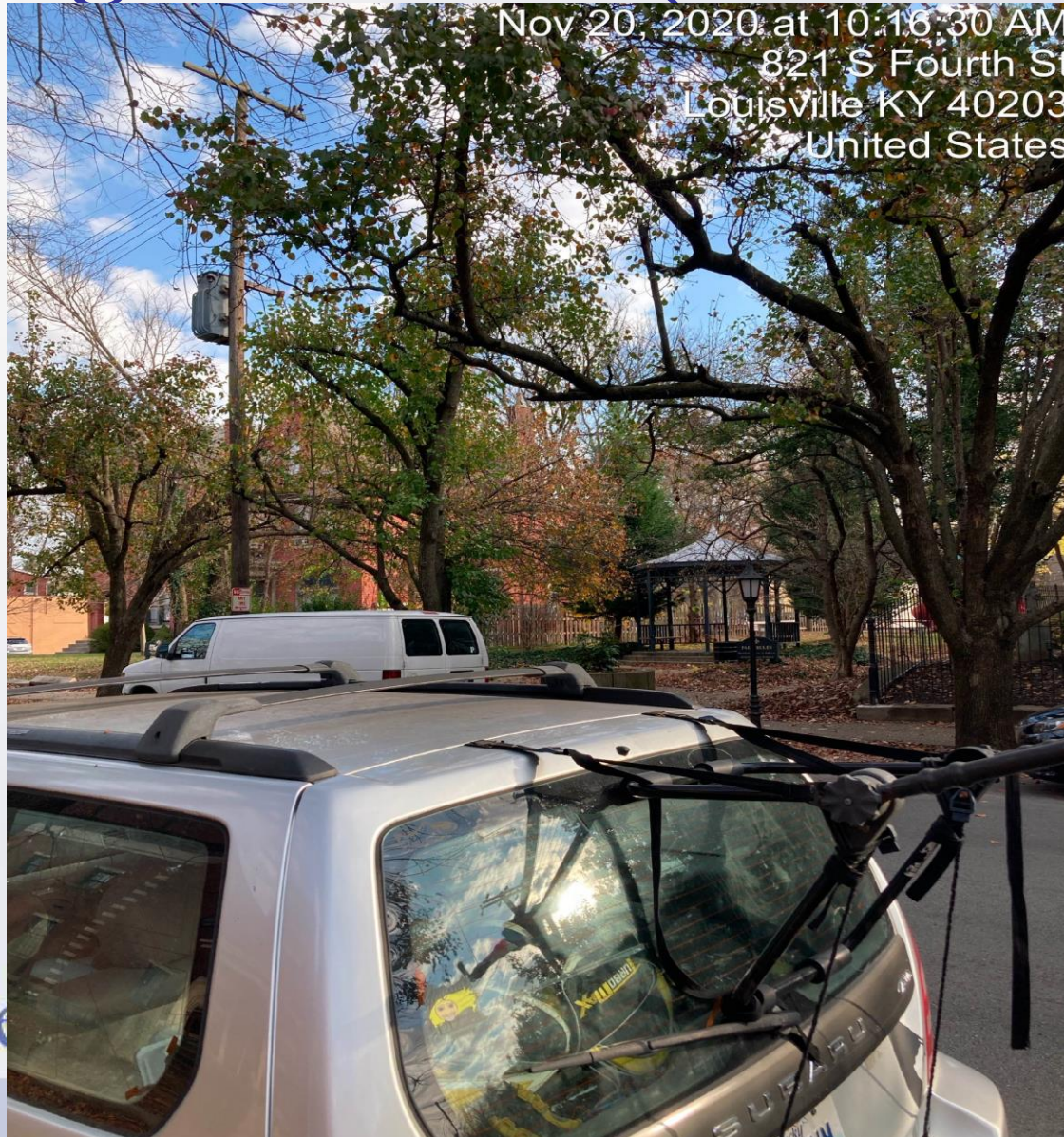


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LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

Front of the house



Magnolia Park (north of site)



Properties to the south

Nov 20, 2020 at 10:16:34 AM

821 S Fourth St

Louisville KY 40203

United States



Properties across the street

Nov 20, 2020 at 10:16:49 AM
821 S Fourth St
Louisville KY 40203
United States



View from alley

Nov 20 2020 at 10:20:06 AM
821 S Fourth St
Louisville KY 40203
United States



Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.18 acres

3,007 square feet

6 Bedrooms--- 14 guests allowed; to be rented 3-4 times a year,
a portion or whole house

Parking: 3 spaces off alley

40 feet of street frontage along South Second Street

Neighborhood Meeting on July 7, 2020, one attendee, after
explanation and tour, did not appear to have any concerns

Letter of support from 1415 South Second Street

Applicant has agreed to the condition of maintaining primary
residency at 1413 South Second Street

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 Land Development Code for the requested Conditional Use Permit along with the additional Conditions of Approval.

Required Action

Approve or Deny

Conditional Use Permit to allow short term rental of a single family dwelling unit that is the primary residence of the host in the TNZD (LDC 4.2.63) with additional Conditions of Approval.

Additional Conditions of Approval:

1. The Host of record for the short term rental shall maintain their primary residence in the dwelling unit on the subject property. In the event a primary residence is established on another property, short term rentals on the subject property must cease.
2. The Conditional Use Permit for this short term rental shall allow up to six (6) bedrooms. A modification of the Conditional Use Permit shall be required to allow additional bedrooms.