

# 26-CUP-0078

## Short Term Rental

## 2014 S Preston Street

Board of Zoning Adjustment

Monday, June 1, 2026

Case Manager: Sydney Fawcett

# REQUEST



- Conditional Use Permit to allow short-term rental of a dwelling unit that is not the primary residence of the owner (LDC 4.2.63)



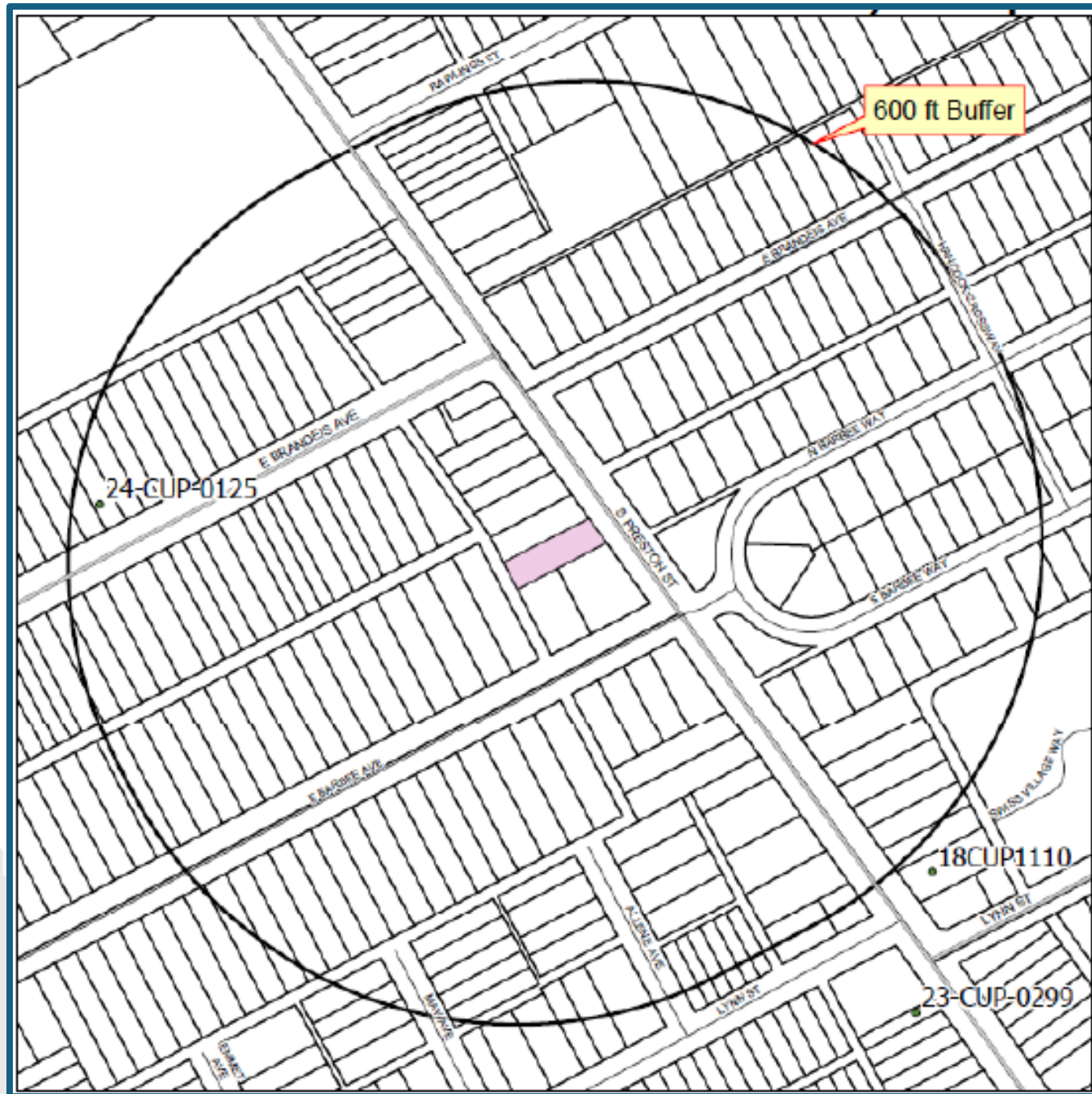
# CASE SUMMARY

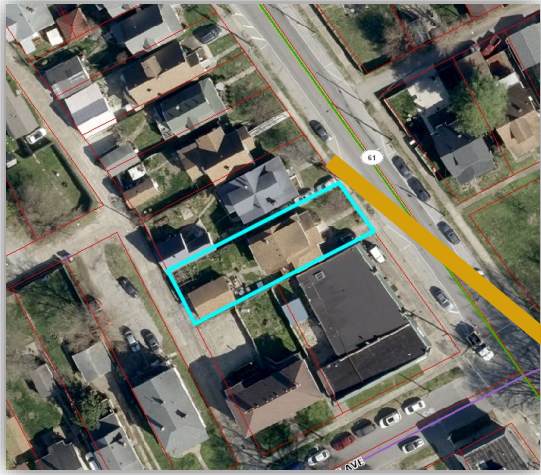


- R-6 Multi-Family Residential, Traditional Neighborhood form
- Site is developed with a two-family (duplex) structure
- Applicant will maintain a unit on site as their primary residence
- 3 bedrooms, 8 guests maximum
- Off-street parking available on site and on-street parking provided in the immediate area



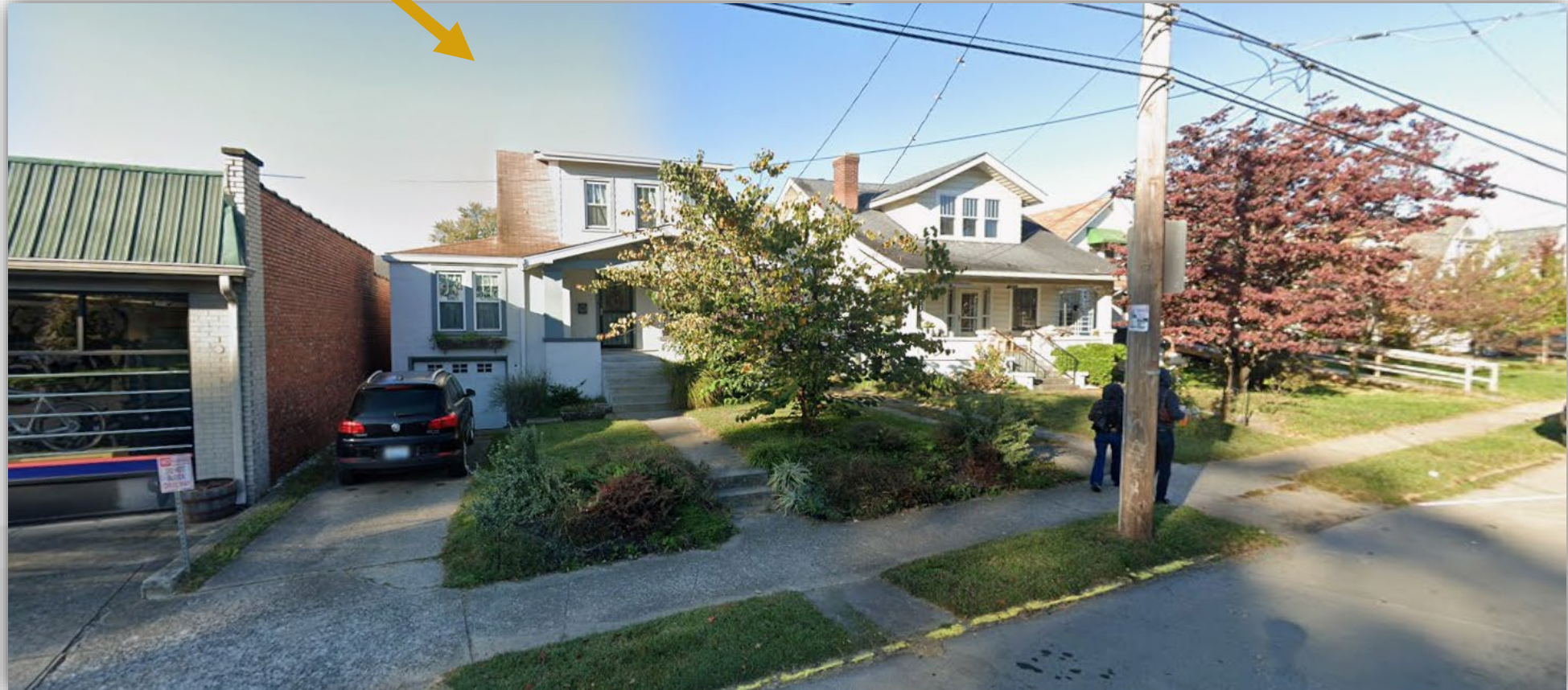






# SUBJECT PROPERTY

## ALONG S PRESTON STREET





# ADJACENT PROPERTIES

## ALONG S PRESTON STREET





# ADJACENT PROPERTIES

## ALONG E BARBEE AVENUE



# STAFF FINDINGS



Exception to the 600' separation requirement shall apply on condition that the owner maintains primary residence in a dwelling unit on site



Meets all other applicable standards of the Conditional Use Permit



Adequately justified for approval based on staff's analysis contained in the standard of review

# REQUIRED ACTION



- **APPROVE** or **DENY** the Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner (LDC 4.2.63)

