

17CUP1060 1391 S. 2nd Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
October 2, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD zoning district

Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Site is located on the east side of S. 2nd Street between W. Ormsby and Magnolia
- Dwelling unit has two bedrooms and can host up to eight guests
- Surrounded by single and multi family residential uses
- LDC credits site with one on-street parking space; two additional spaces available in garage off rear alley
- Neighborhood meeting was held on August 17, 2017

Zoning / Form District

Subject property zoning

- TNZD

Surrounding properties zoning

- TNZD

All properties form district

- Traditional Neighborhood



Land Use

Subject Property

- Existing: Single-Family Residential
- Proposed: Single-family residential with short-term rental

Surrounding Properties

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



Site Photos



Subject Property

Site Photos



Adjacent to North

Site Photos



Adjacent to South

Site Photos



Across to West

Site Photos



Rear Yard to Alley

Site Photos



Access to Rear Yard

Site Photos



Garage 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 that is not the primary residence of the owner in a TNZD zoning district

- 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.