

18CUP1002 1109 S. 7th Street



Louisville Board of Zoning Adjustment Public Hearing

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March 19, 2018

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
- Located on east side of S. 7th Street between W. St. Catherine and Bertrand Streets
- Adjoined by multi-family residential, public/semi-public and industrial uses
- According to the applicant, the residence has one bedroom; LDC regulations permit up to 6 guests
- LDC credits site with one on-street parking space
- Neighborhood meeting held February 15, 2018

Zoning / Form District

Subject Site Zoning

Existing: TNZD

Proposed: TNZD w/short-term rental CUP

Surrounding Sites Zoning

North: TNZD

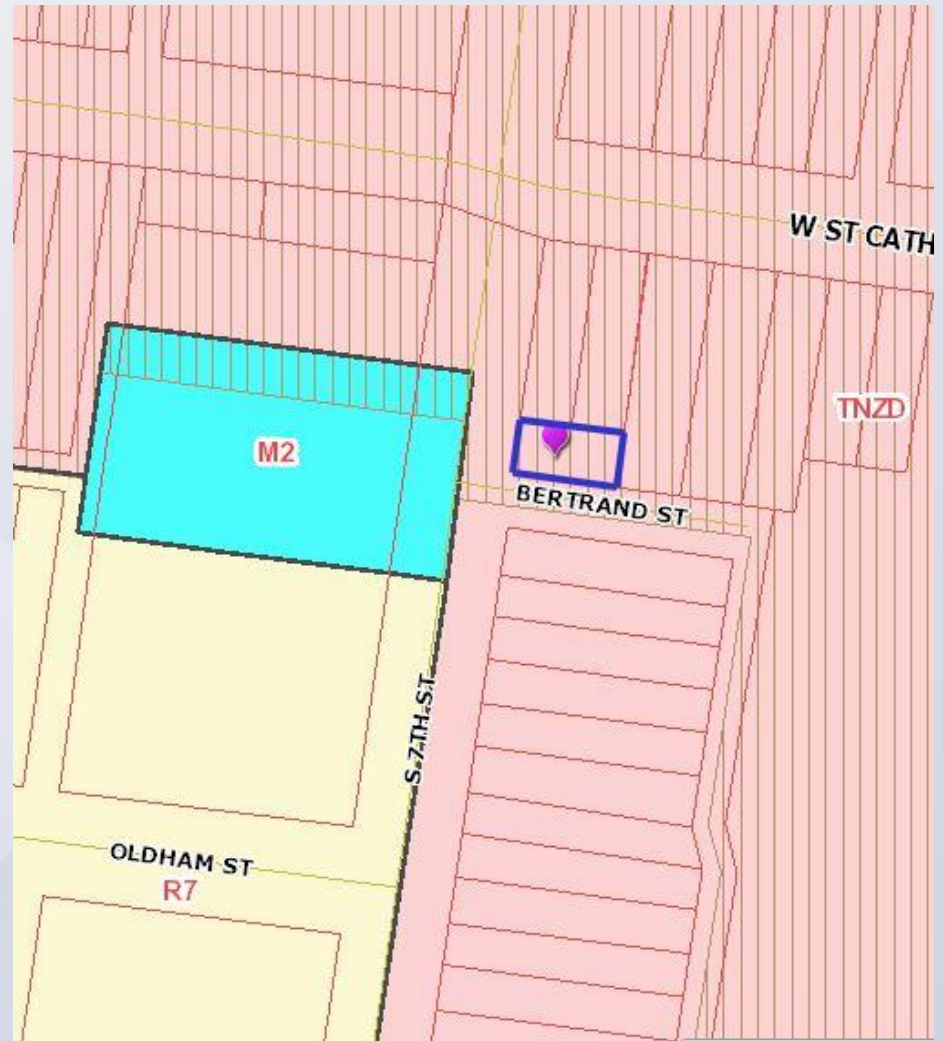
South: TNZD

East: M-2

West: TNZD

All Sites Form District

Traditional Neighborhood



Land Use

Subject Property

- **Existing:** Single-Family Residential
- **Proposed:** Single-Family Residential w/ CUP for short-term rental

Surrounding Properties

- **North:** Multi-Family Residential
- **South:** Public/Semi-Public
- **East:** Multi-Family Residential
- **West:** Industrial



Site Photo



Subject Site

Site Photo



Adjacent to North

Site Photo



Adjacent to South

Site Photo



Adjacent to West

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.

Required Applicant Actions

- Prior to future use of the property as a short-term rental, the applicant must:
 - Register with the Metro Louisville Revenue Commission and submit the account number for inclusion in the case file
 - Complete and submit a Short Term Annual Registration form; re-registration will be required annually