

19-CUP-0138

1404 South Brook Street



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

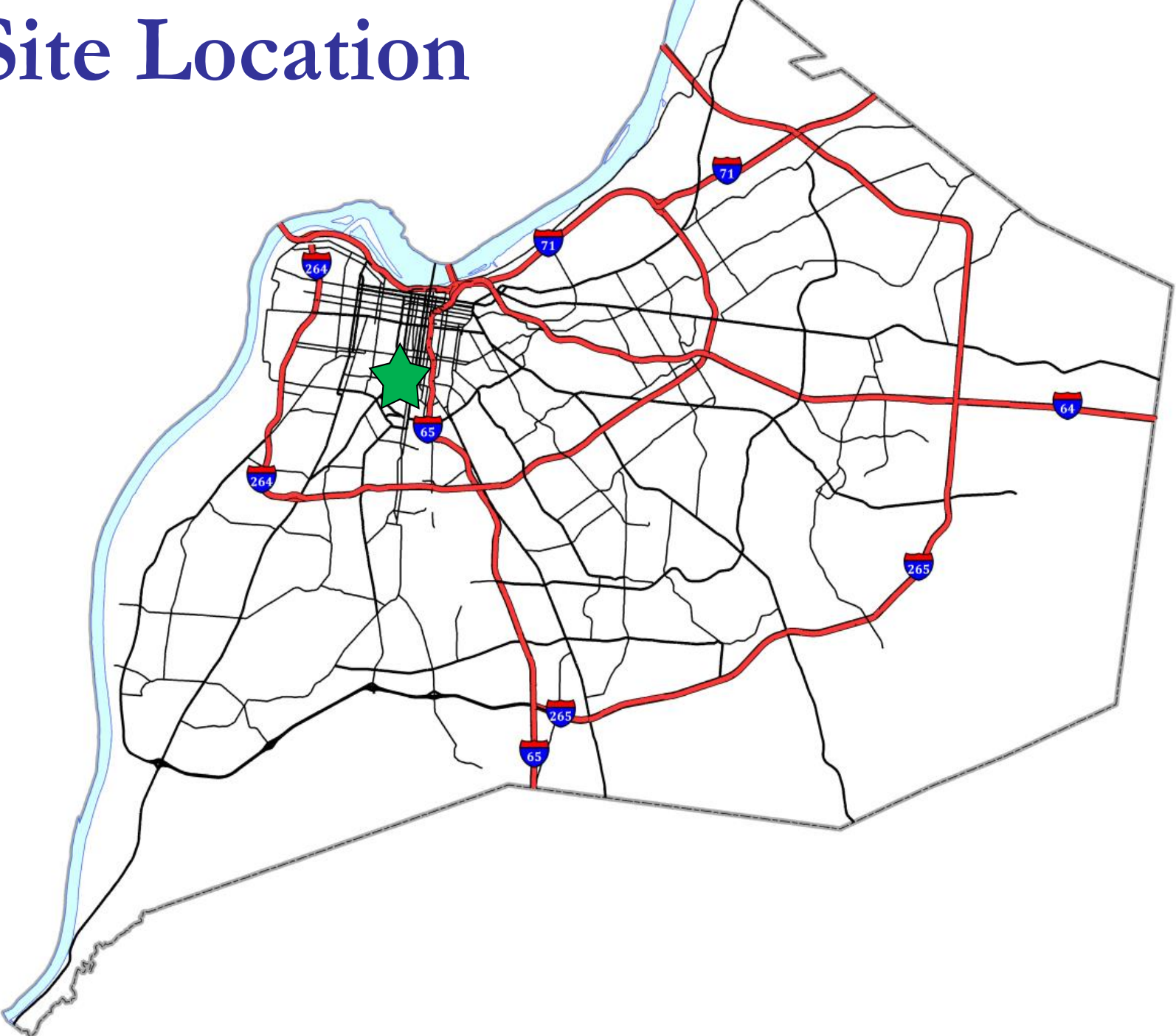
Steve Hendrix, Planning Coordinator

November 4, 2019

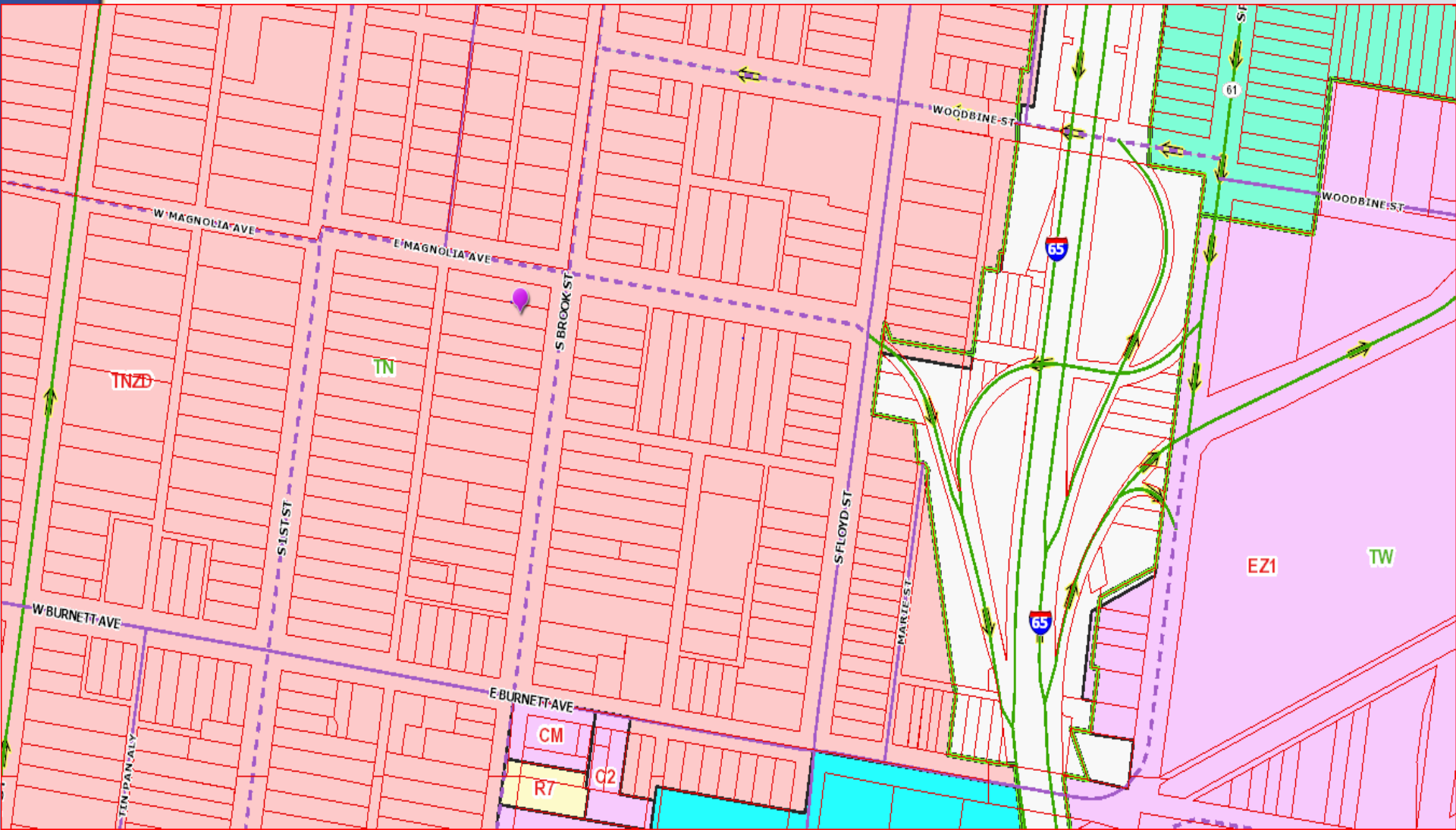
Request

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

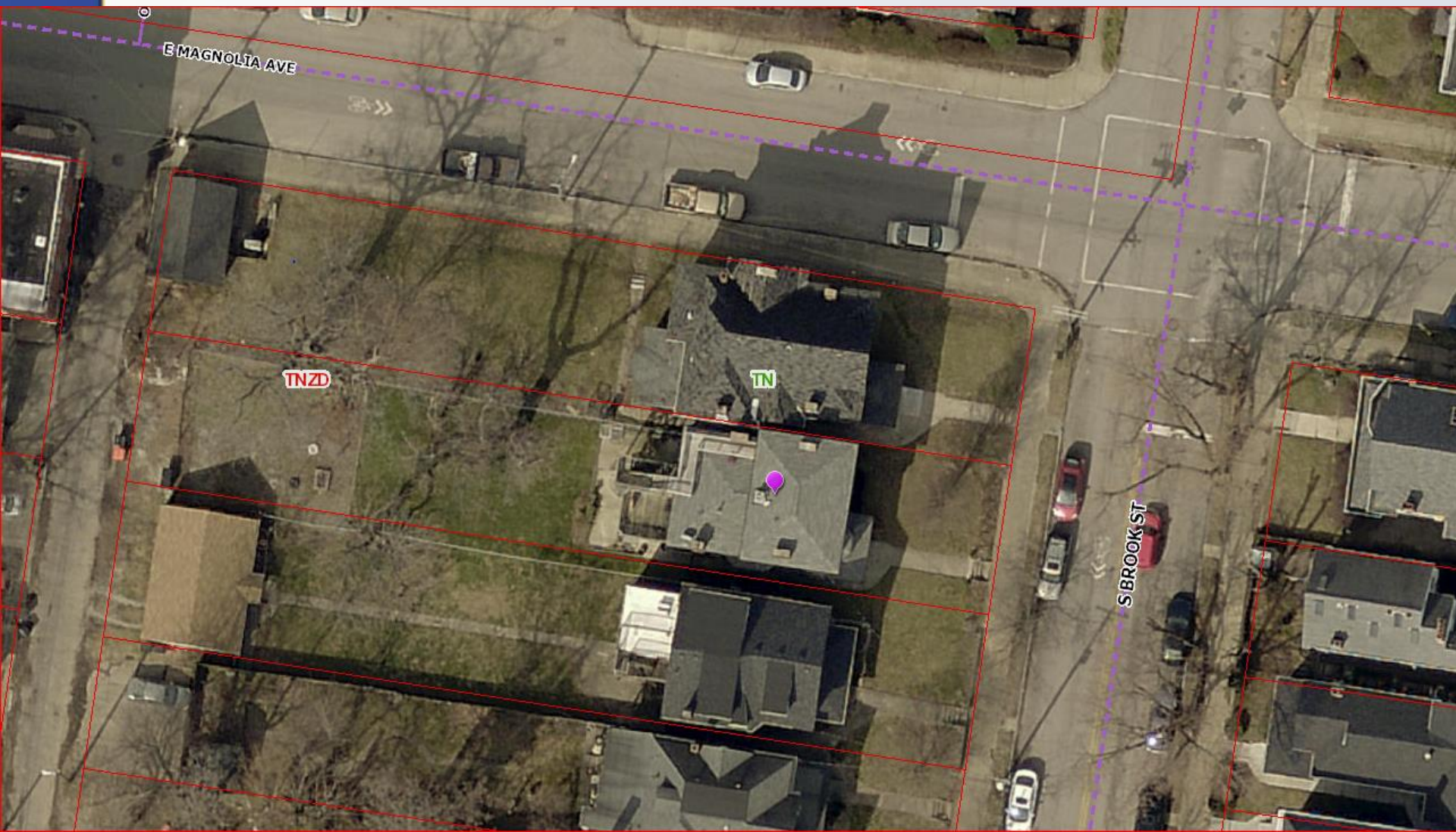
Site Location



Zoning Map



Aerial Map



Front of the house



House to the south



House to the north



Houses across the street



Parking at the rear



10/23/2019 11:03

Case Summary / Background

Zoned—Traditional Neighborhood Zoning District

Traditional Neighborhood Form District

Old Louisville Neighborhood

Owner Occupied

0.156 acres

2,541 square feet

2 Bedrooms--- 6 guests allowed

Parking: 1 parking credit on the street, 3 parking spaces at the rear of the property

No open enforcement cases.

Neighborhood Meeting on August 15, 2019, with 2 invitees in attendance .

Applicant has agreed to a condition addressing primary residence.

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.

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of a single family dwelling that is the primary residence of the host (LDC 4.2.63) with added Condition of Approval;
- The Host of record for the short term rental shall maintain her primary residence in the dwelling unit on the subject property. In the event that the Host establishes primary residence on another property, she must immediately cease conducting short term rentals on the subject property. A new conditional use permit shall be required to allow for short term rentals on the property that is not the primary residence of the Host.