

# 17CUP1006 1325 S. Brook Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

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# Request

- Conditional Use Permit for a short-term rental in the Old Louisville TNZD

# Case Summary/Background

- Property is located on Brook Street between E. Ormsby and Woodbine, with a rear alley
- Although the applicant lives on-site, a CUP is required due to its location within the Old Louisville TNZD
- Applicant occupies first floor and part of second floor and rents the third floor on a long-term lease
- Short-term rental unit will consist of two rooms and a private bath on the second floor, accessed via the common hallway

# Case Summary/Background

- On-street parking for two vehicles available, with two more spaces off alley at rear of property
- Surrounding properties are in use as single and multi-family residential
- The applicant has stated an intention to limit number of guests to two
- No exterior alterations are planned or required
- No comments have been received

# Zoning/Form Districts

## Subject and surrounding properties:

- Old Louisville TNZD
- Traditional Neighborhood form district





# Aerial Photo/Land Use

## Subject Property:

- Existing: Multi-family residential
- Proposed: Multi-family residential with short-term rental

## Surrounding Properties:

- North: Multi-family residential
- South: Vacant
- East: Single-family residential
- West: Single-family residential



# Site Photos





# 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 in the LDC for a Conditional Use Permit



# Required Action

## Approve or Deny:

- Conditional Use Permit to allow short-term rentals in of an owner-occupied dwelling unit within the Old Louisville Traditional Neighborhood Zoning District