

**20-CUP-0005**  
**1414 S. Brook Street**



**Louisville Board of Zoning Adjustment Public Hearing**

**Nia Holt, Planner I**  
**February 03, 2020**

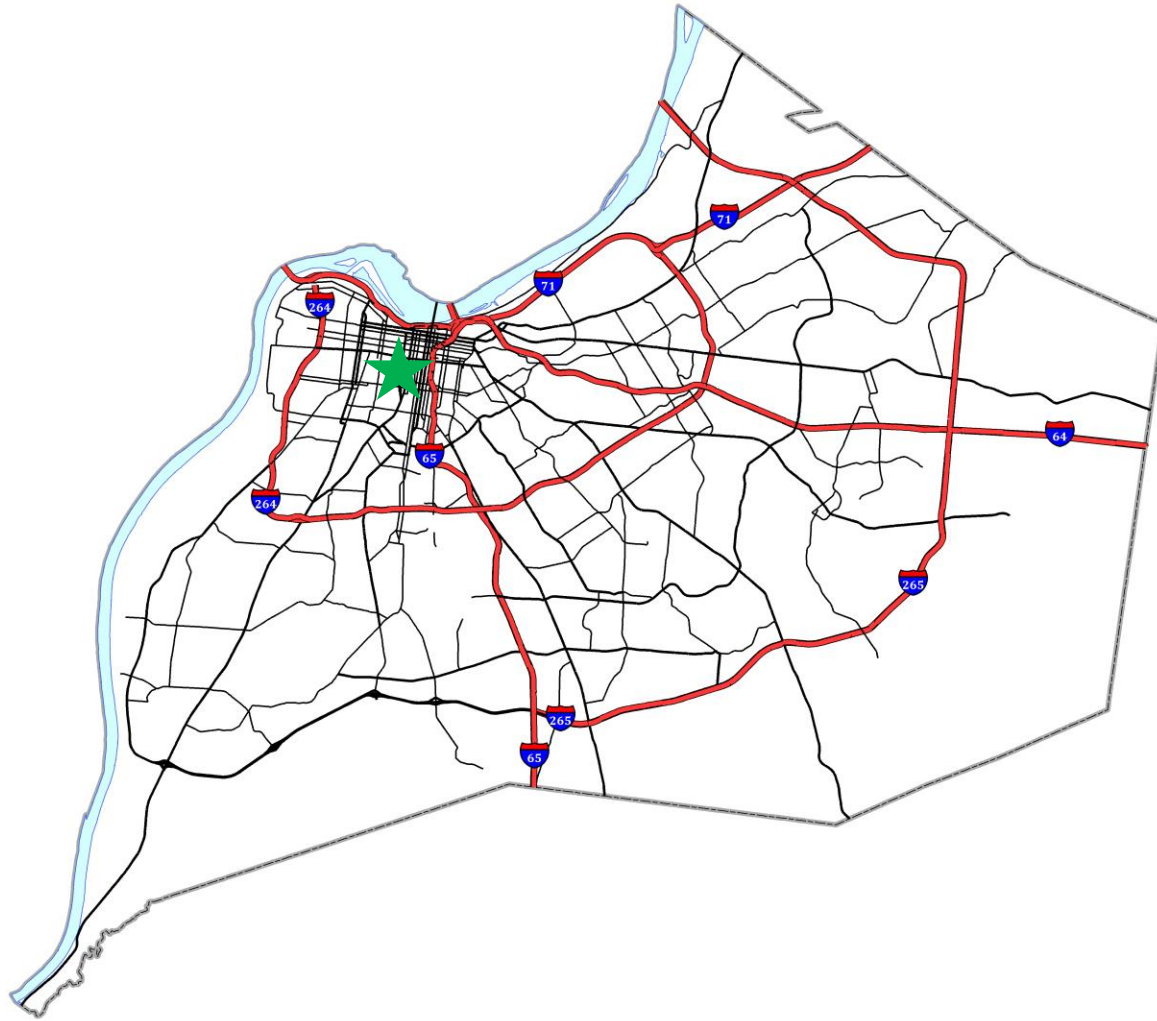
# Request

- **Conditional Use Permit** to allow short term rental of a dwelling unit in the TNZD (LDC 4.2.63)

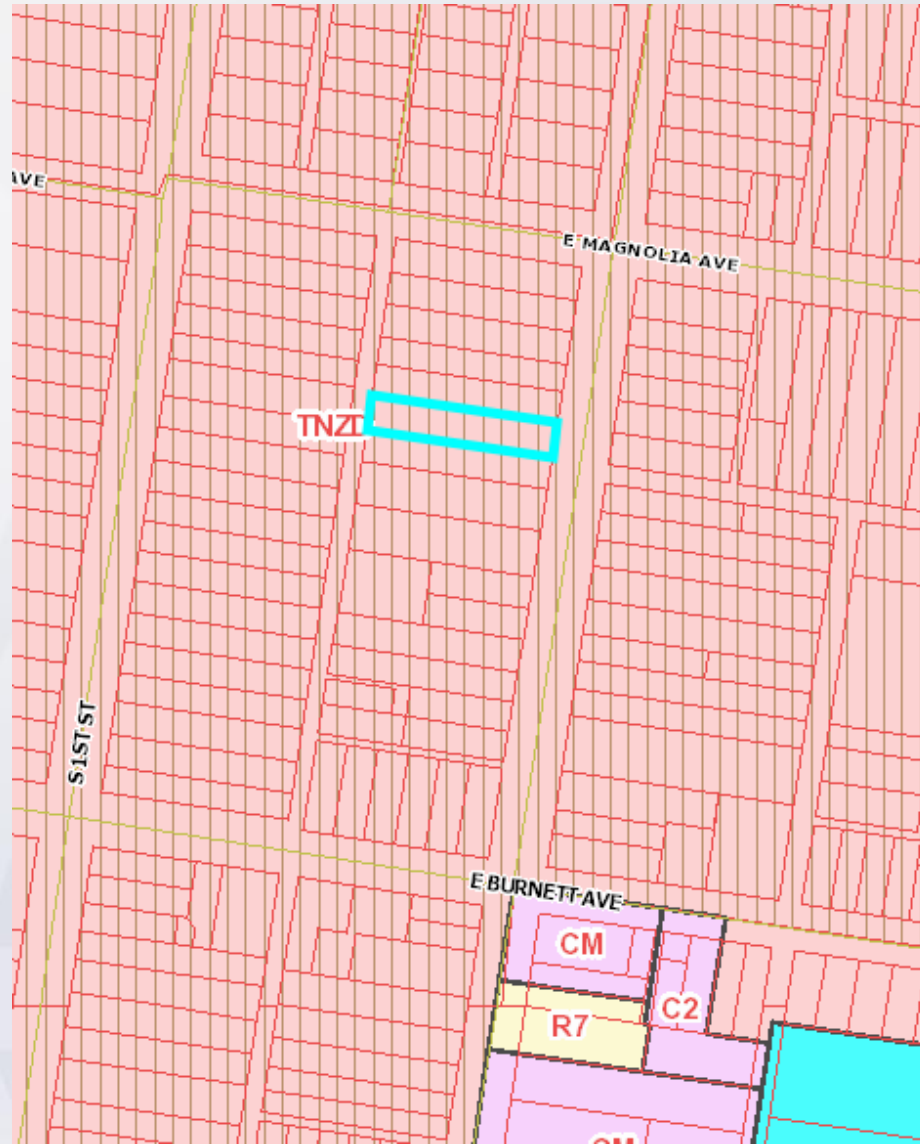
# Case Summary/Background

- Located on the west side of S. Brook Street between E. Magnolia and E. Burnett Avenues in the TNZD
- Duplex residence; CUP requested for third-floor efficiency unit
- Adjoined by a mix of single- and multi-family residential uses
- One on-street parking space; garage not available for guest use
- Original CUP approved on September 9, 2019. However, applicant failed to register the short term rental within 30 days.
- Neighborhood meeting held on January 5, 2020

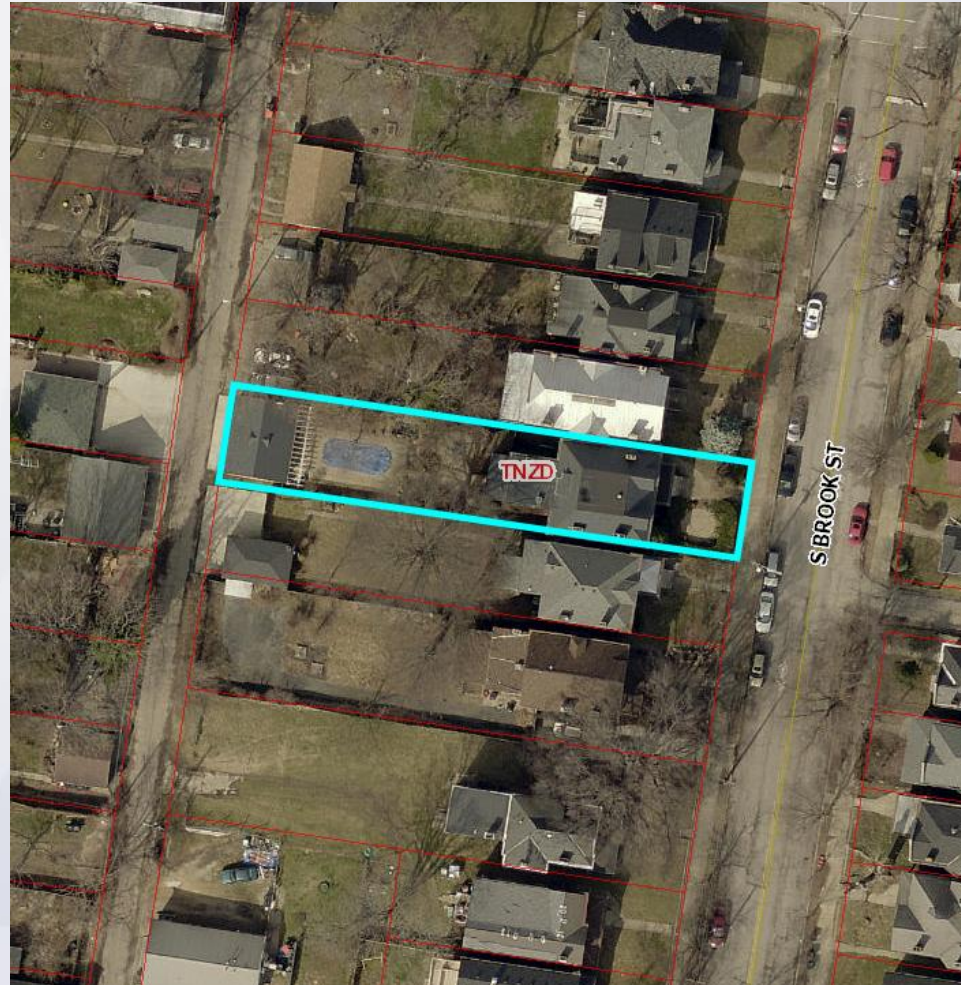
# Site Location



# Zoning / Form District




# Aerial Photo/Land Use



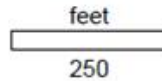
Map Created: 01/23/2020



**Legend**

-  Buffer
-  Subject Site
-  Approved
-  Host-Occupied
-  Pending

**Formal Proximity Map  
20-CUP-0005**



This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



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# Front





# Property to North



# Property to South



# Site Photo



08/29/2019 11:45

# Rear



# 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 in the TNZD (LDC 4.2.63)
- **Condition of Approval**
  1. The dwelling unit approved for short-term rental use, located on the third floor of the residence, may be used for that purpose only if the dwelling unit located on the first and second floors is occupied by the owner of the property.