

**19-CUP-0029**  
**1028 S 5<sup>th</sup> Street**



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

**Lacey Gabbard, AICP, Planner I**  
**September 23, 2019**

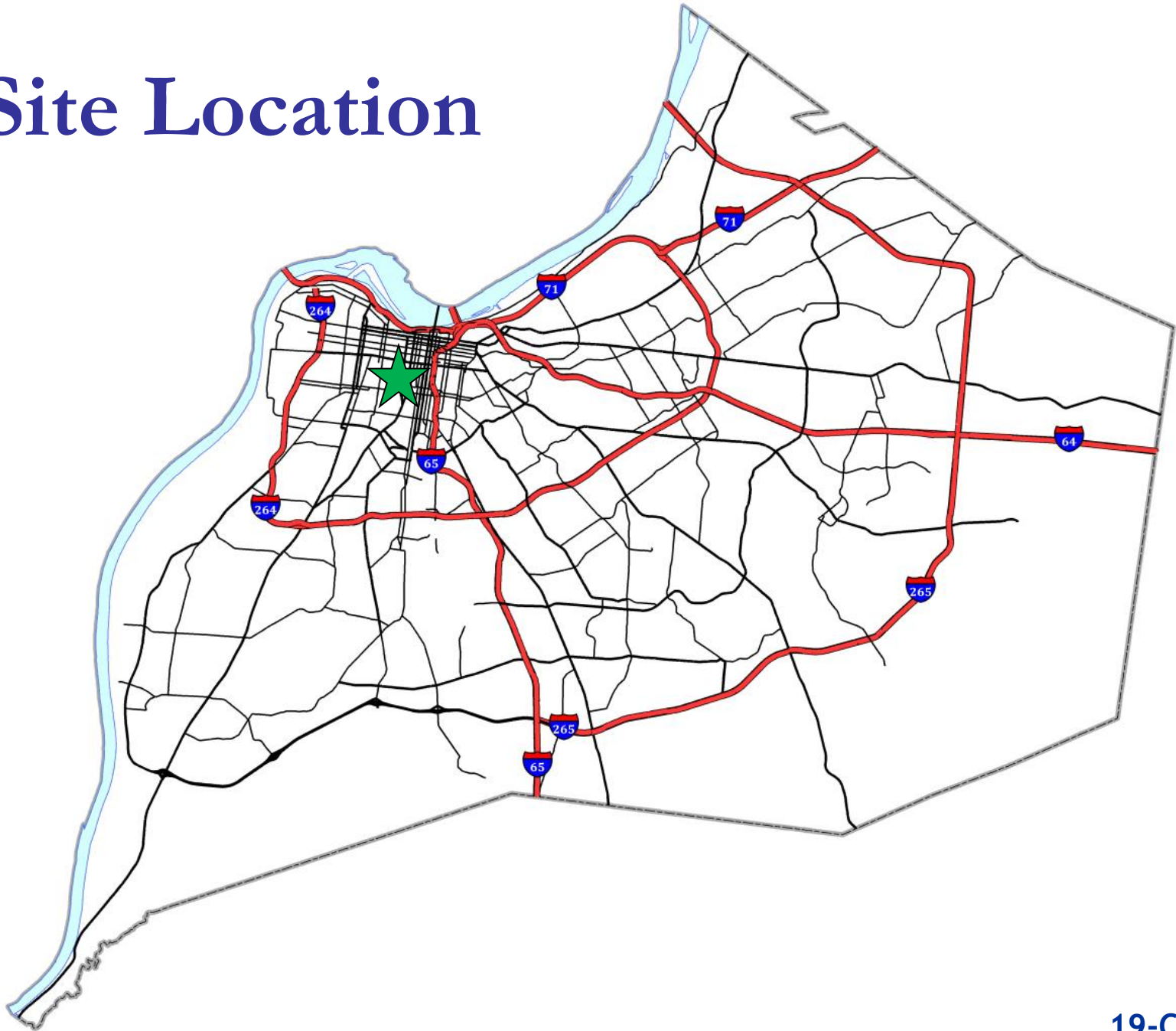
# Request

- **Conditional Use Permit** to allow short term rental of a dwelling unit that is not the primary residence of the owner/host in the TNZD zoning district and Traditional Neighborhood form district.

# Case Summary / Background

- Located at the corner of S 5<sup>th</sup> Street and Zane Street and totaling 0.04570 acres.
- Adjoined on all sides by TNZD zoned residential properties.
- 2 on-street parking spaces.
- Single family residence with two (2) bedrooms to allow a maximum of six (6) guests.
- Neighborhood meeting was held at the subject site on Wednesday, May 29, 2019.

# Site Location



# Zoning / Form District

## Subject Site

Existing: TNZD

Proposed: TNZD w/CUP for Short  
Term Rental

## Adjoining Sites to the East, South and West

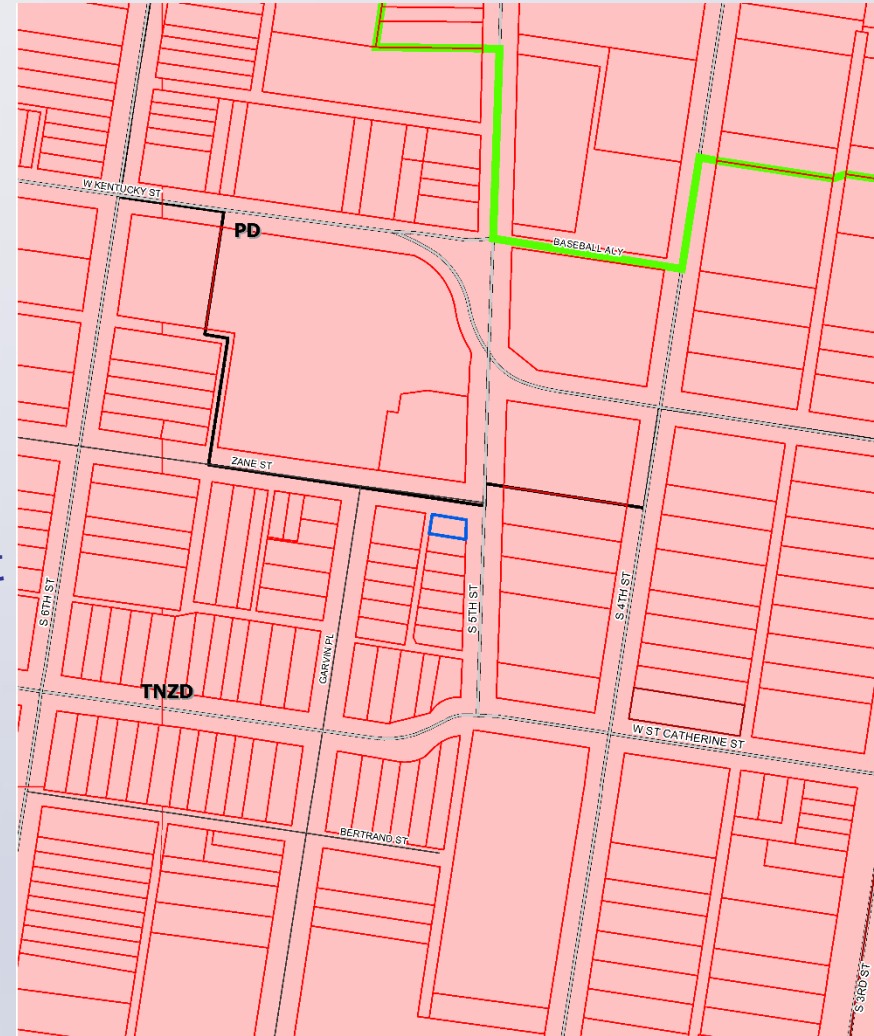
TNZD

Traditional Neighborhood Form District

## Adjoining Sites to the North

PD Planned Development

Traditional Neighborhood Form District



# Land Use

## Subject Site

Existing: Single-Family Dwelling

Proposed: Single-Family Residential  
w/CUP for Short Term Rental

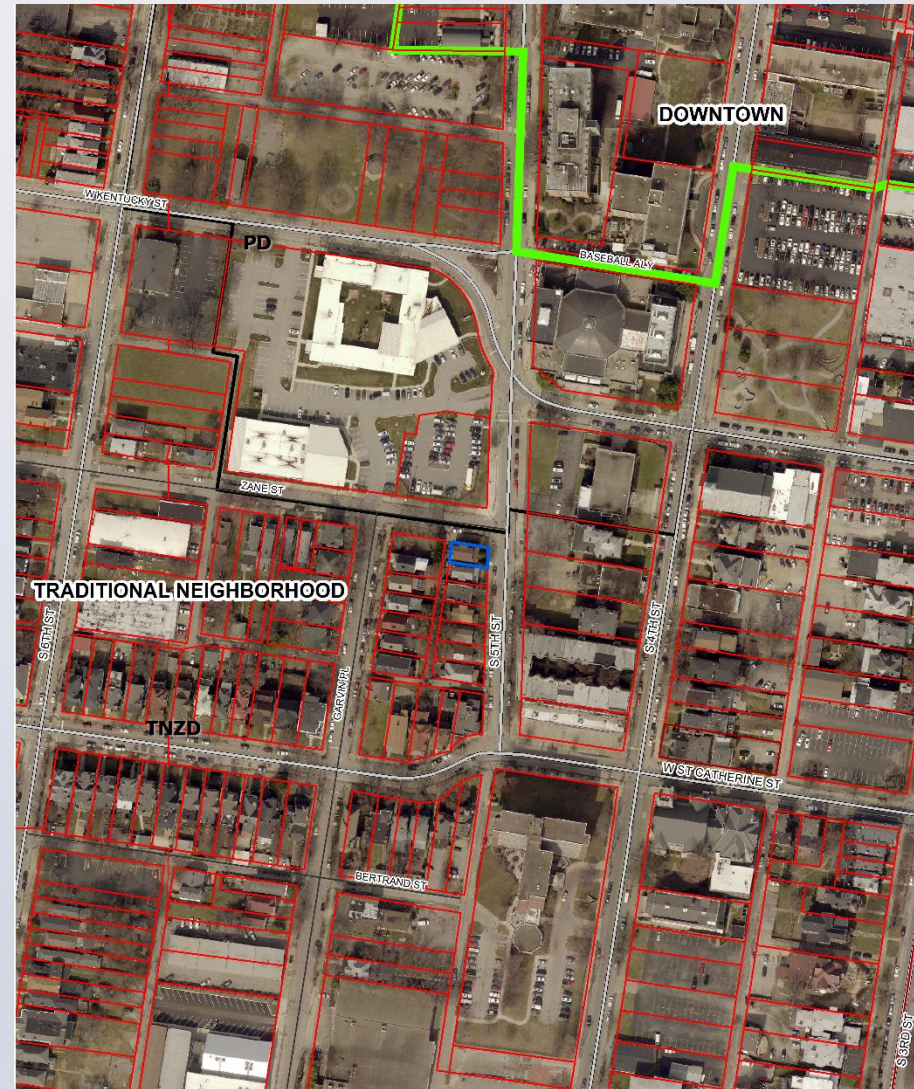
## Adjoining Sites

North: Parking lot

South: Single-Family Residential

East: Single-Family Residential

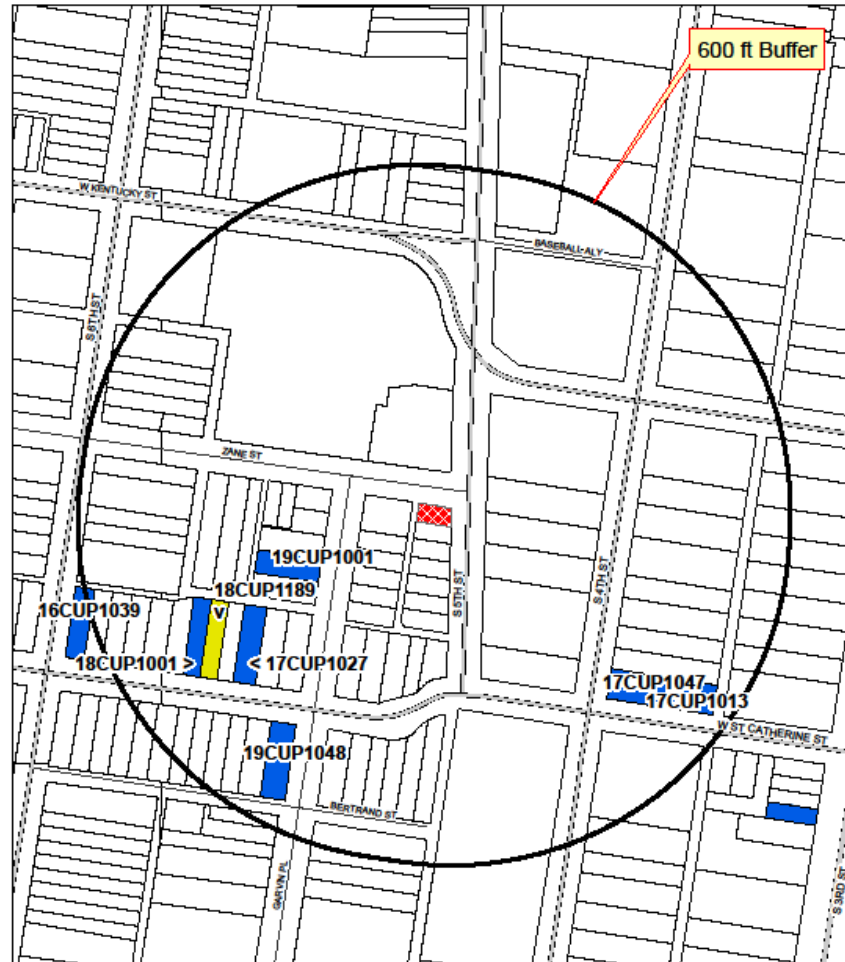
West: Single-Family Residential



# Proximity Map

There are seven properties within 600 feet of the subject site with approved Short Term Rental CUPs, and one pending application

Map Created: 09/13/2019



## Legend

- Subject Site
- Approved
- Pending
- Buffer



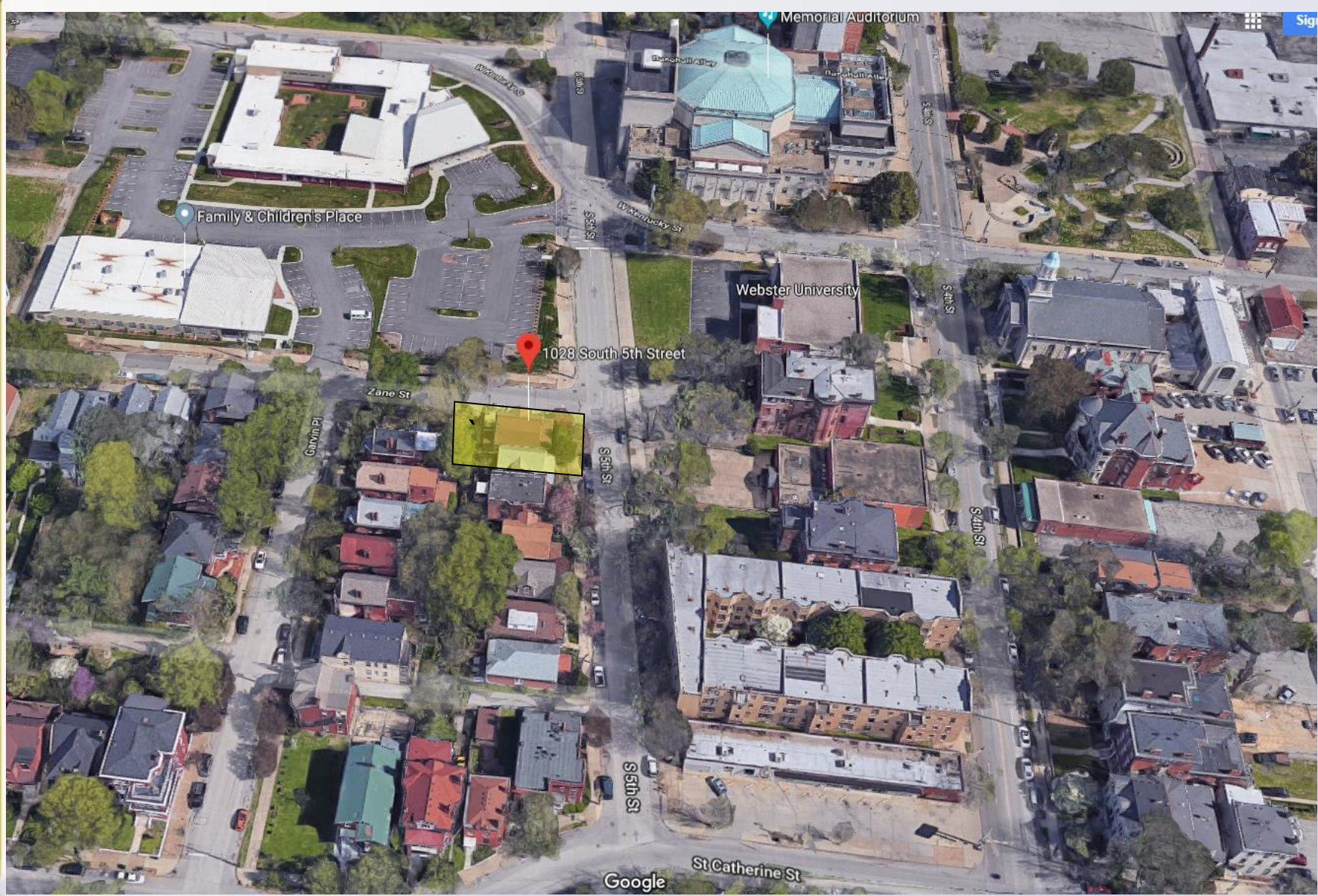
## 19-CUP-0029 Proximity Map

feet  
210



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





# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Interior Photos-Subject Property



# Interior Photos-Subject Property





# Interior Photos-Subject Property



# Interior Photos-Subject Property



# Conclusion

- 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, including the listed requirements.
- The Board may add additional Conditions of Approval.

# Required Action

## Approve or Deny

- Conditional Use Permit to allow short term rental of a single family dwelling that is not the primary residence of the host (LDC 4.2.63)
  - The applicant is requesting relief from LDC 4.2.63.D