

18CUP1081
1208 S. 2nd Street



Louisville Board of Zoning Adjustment Public Hearing

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October 15, 2018

Request

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

Case Summary/Background

- As the dwelling unit is located in the TNZD, a Conditional Use Permit is required
- Owner/Host does not live on site
- Located on the west side of S. 2nd Street between W. Oak Street and W. Ormsby Avenue
- Adjoined by a mix of single- and multi-family residential use
- Residence has four bedrooms, permitting up to 12 guests
- LDC standards credit one on-street space to the site; parking for three vehicles off alley at rear
- Neighborhood meeting held September 24, 2018

Zoning / Form District

Subject Site

Existing: TNZD/Traditional Neighborhood

Proposed: TNZD/Traditional Neighborhood w/short-term rental CUP

All Surrounding Sites

TNZD/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-family residence

Proposed: Single-family residence
w/ CUP for short-term rental

Surrounding Properties

North: Multi-Family Residential

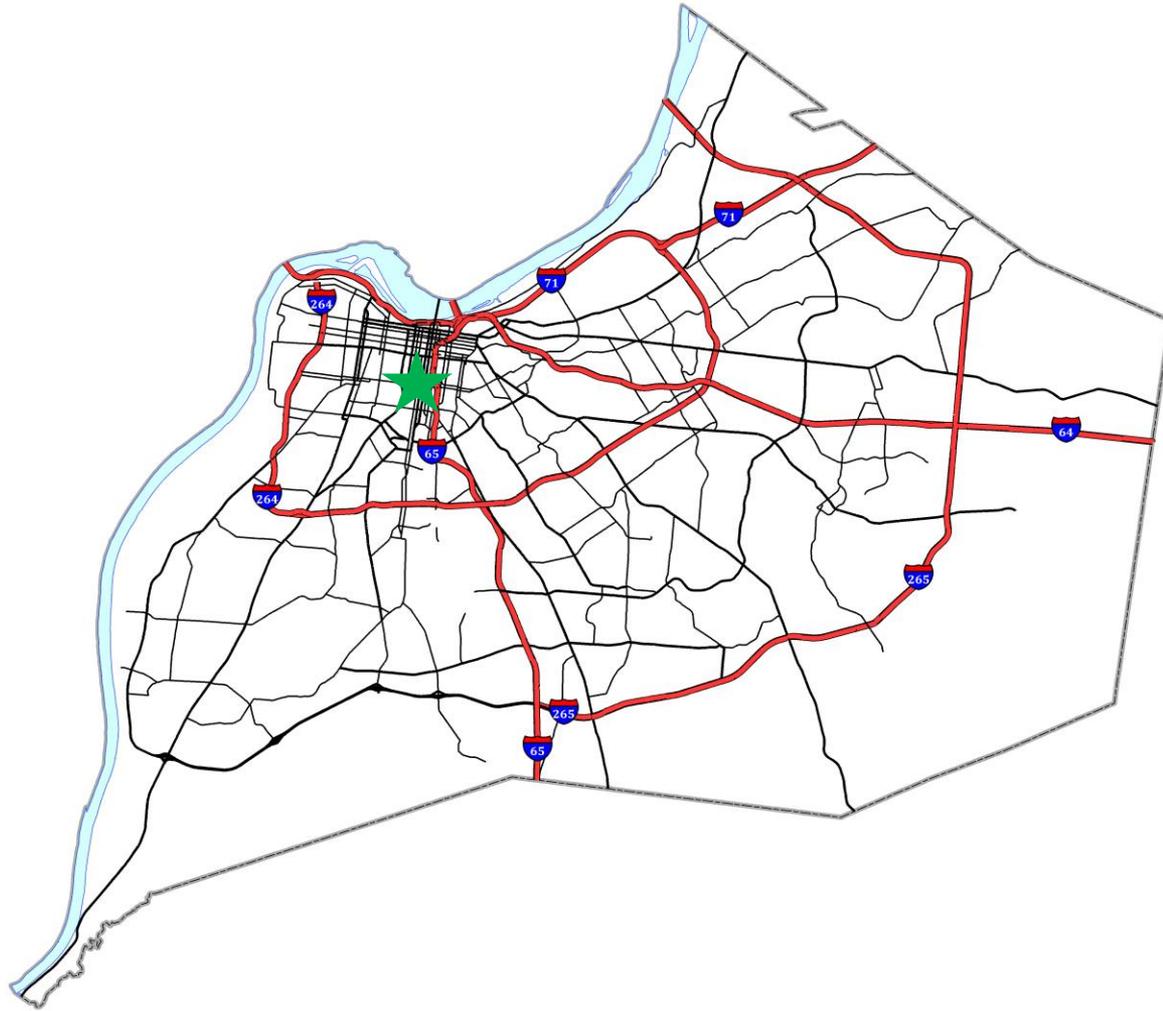
South: Single-Family Residential

East: Multi-Family Residential

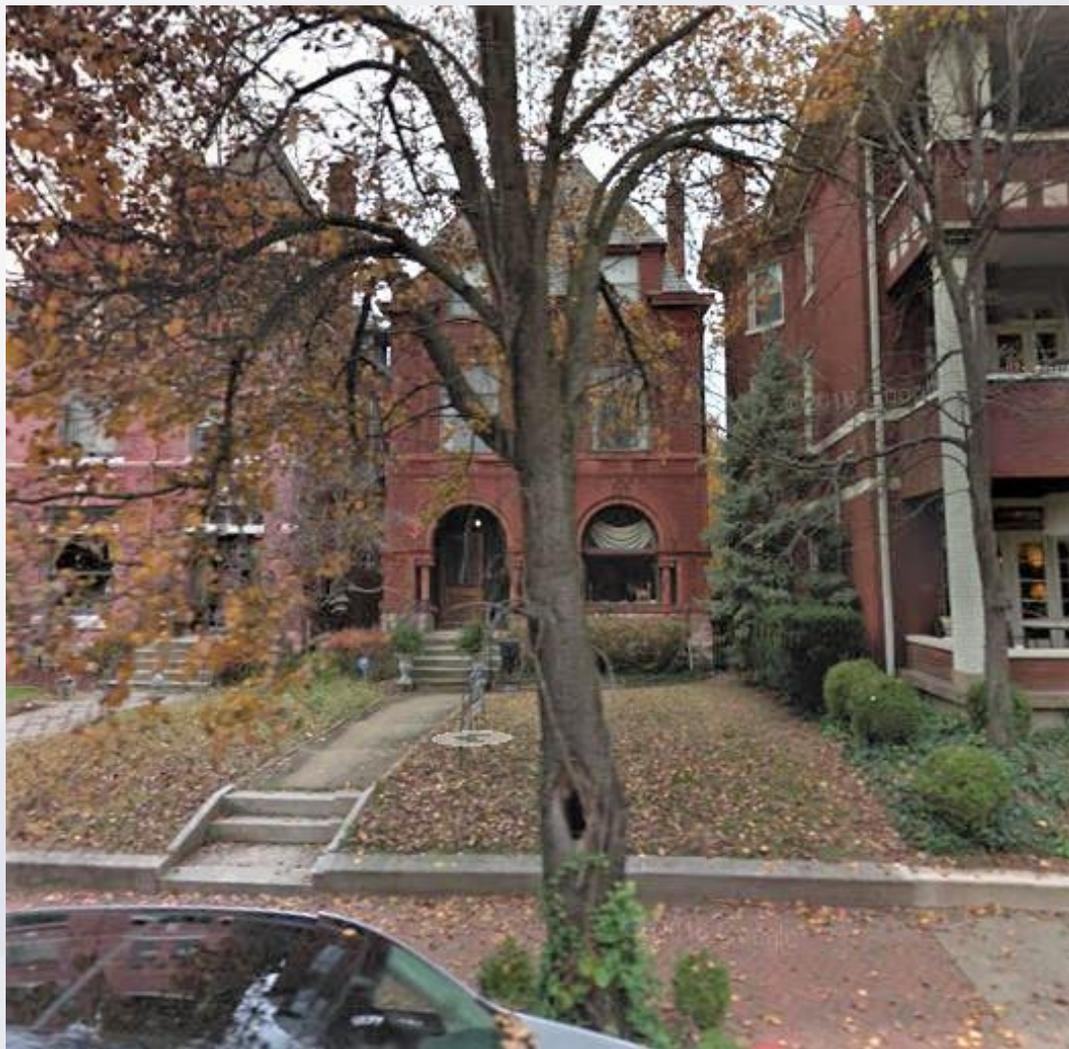
West: Multi-Family Residential



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



Site Photo



Site Photo



Rear Alley Access

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 located in the TNZD (LDC 4.2.63)

- 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.