

16CUP1074
Short Term Rental:
1335 S. Brook St.



Board of Zoning Adjustment Public Hearing

Brian Mabry, AICP, Planning Supervisor

July 24, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the Old Louisville Traditional Neighborhood Zoning District (TNZD)

Case Summary/Background

- Owner / applicant proposes to conduct a short-term rental of a carriage house at the subject property. Owner / applicant does not propose to conduct a short term rental in the main structure.
- All short term rentals in the TNZD require a Conditional Use Permit.
- Site is an interior lot on the east side of S. Brooks Street north of the intersection with Woodbine Street. Owner/applicant claims residence in the main structure.
- Carriage house received a Certificate of Appropriateness and was built in 2011.
- According to the owner/applicant, carriage house has one bedroom. LDC regulations permit up to six guests.
- Property frontage of approximately 33 ft allows for one on-street parking credit. The garage that is part of the carriage house appears to accommodate two off-street spaces.

Zoning/Form Districts

Subject Property:

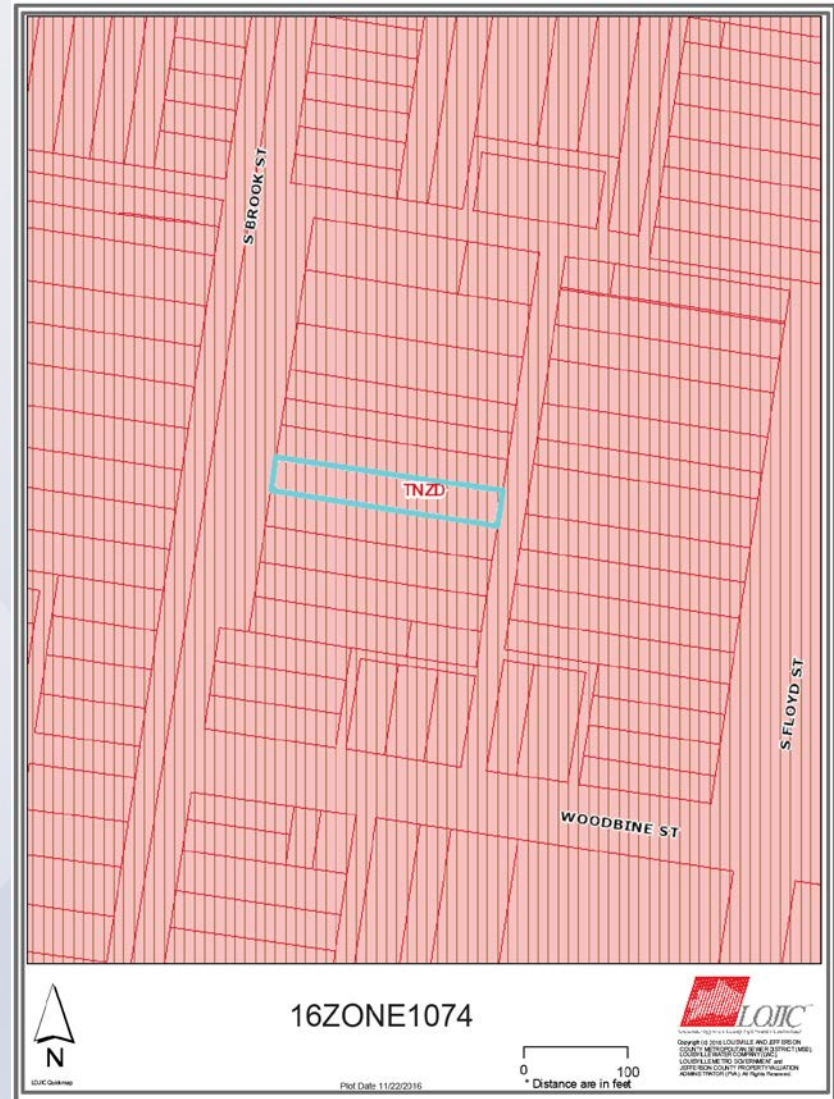
Existing: TNZD/TN

North: TNZD/TN

South: TNZD/TN

East: TNZD/TN

West: TNZD/TN



Aerial Photo/Land Use

Subject Property:

Existing: Single-family dwelling and carriage house

Proposed: Single-family dwelling and carriage house as a short term rental

North: Single-family residential

South: Two-family residential

East: Single- and two-family residential

West: Single-family residential





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Front of main residence and adjacent residences

16CUP1074



Across Brook Street from subject property



Front of carriage house

16CUP1074



Carriage house from alley



Wall along North property line



Pool and wall along South property line

Interested Party Comments

- The applicant held a required Neighborhood Meeting regarding the request on May 6, 2017, at the subject property. Three persons attended.

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 Actions

- Approve or Deny Conditional Use Permit to allow short term rental