

22-CUP-0071
1017 S. 1st Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Chris French, AICP, Planning & Design Supervisor
May 16, 2022

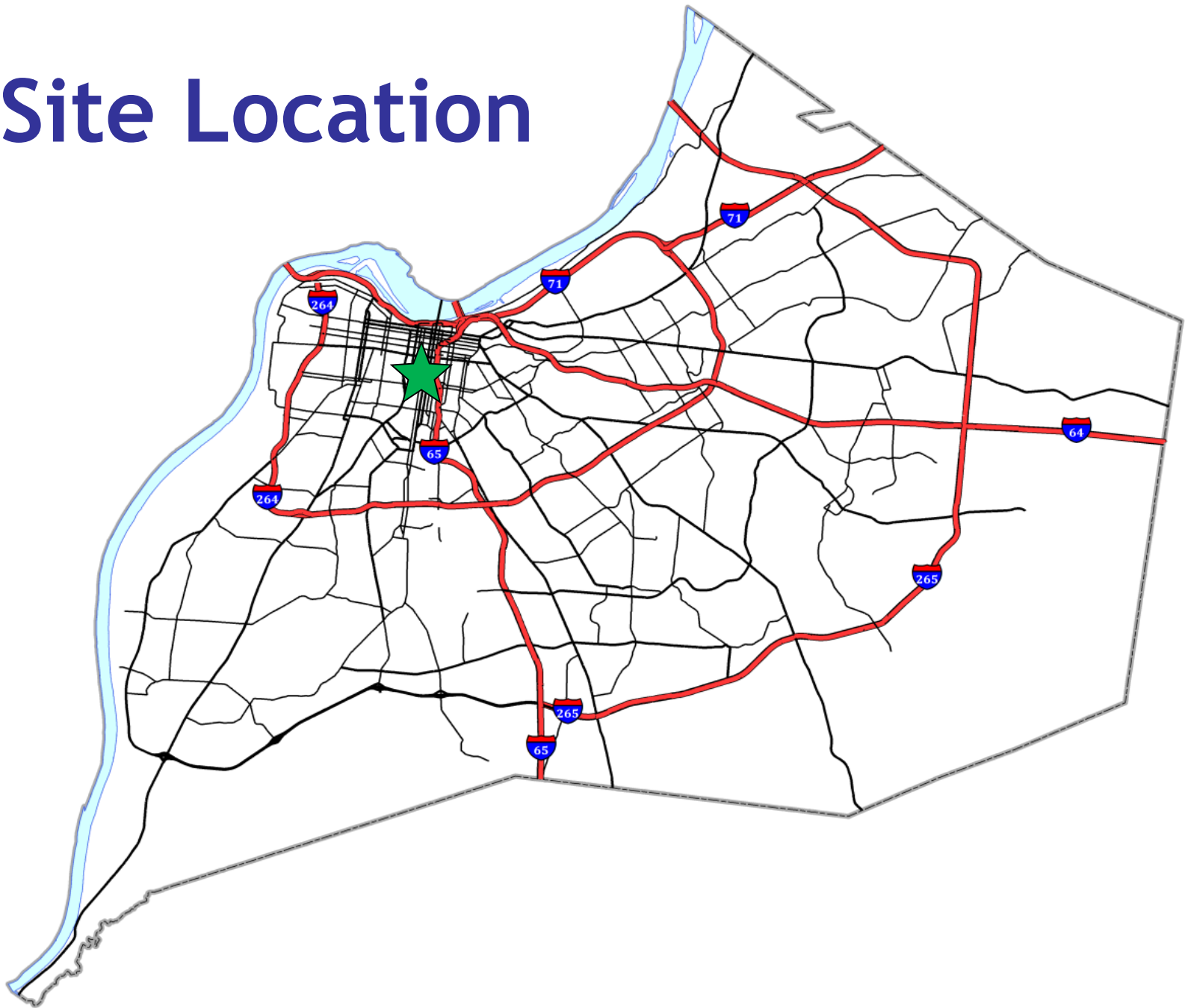
Request(s)

- Conditional Use Permit to allow short term rental of dwelling units in the Traditional Neighborhood Zoning District.

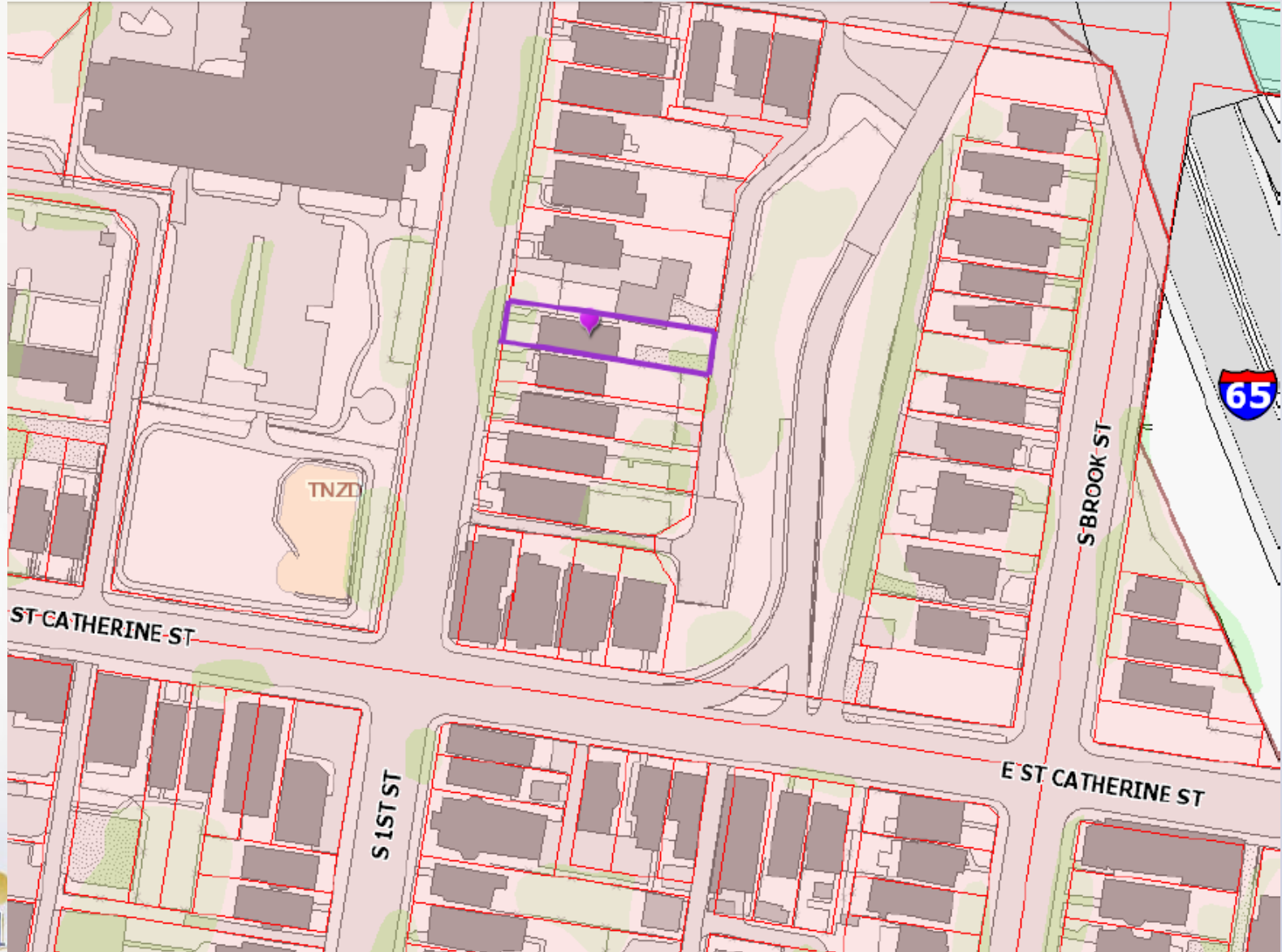
Case Summary/Background

- The subject property is developed with one structure that is a two-family dwelling.
- The applicant states that Unit 1 has 1 bedroom and Unit 2 has 3 bedrooms.
- There are three properties with 600 feet of the subject property that have approved CUPs for short term rental. The applicant has agreed to proposed condition #2 which states that there will be a single host for both rentals and that one of the units shall be the primary residence of the host.
- There appears to be on-street parking available in front of the property and within the surrounding neighborhood.

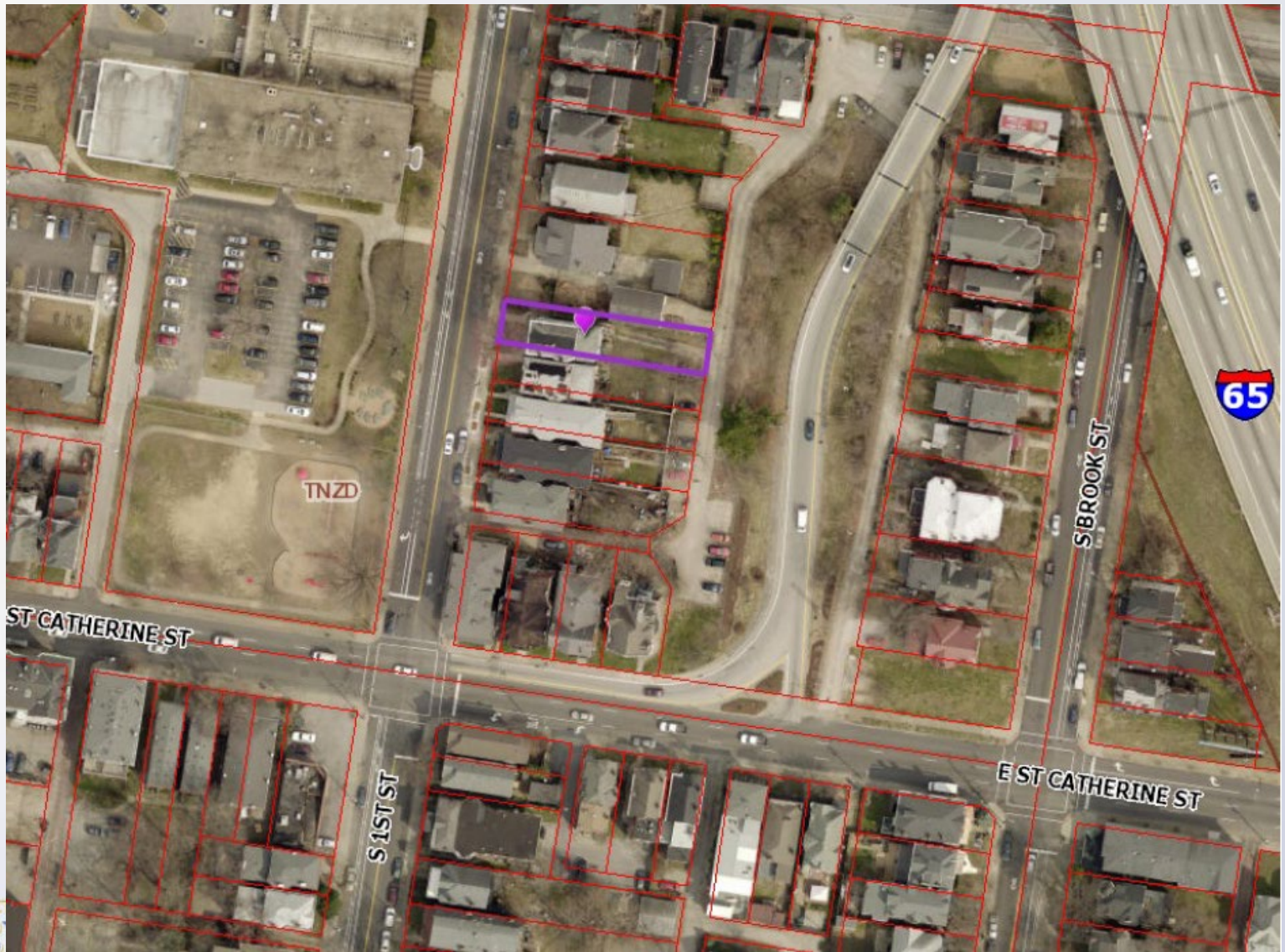
Site Location



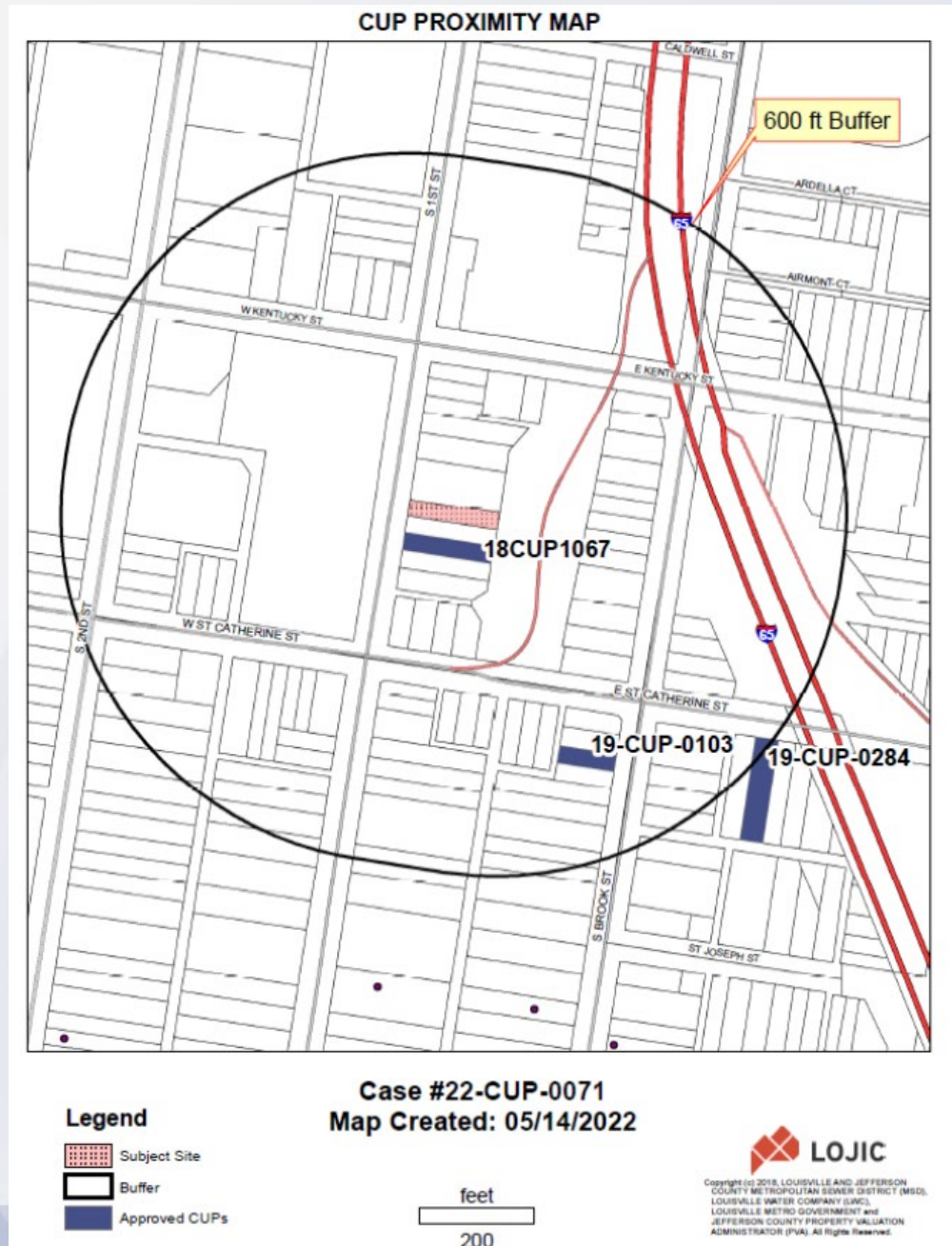
Zoning/Form Districts



Aerial Photo/Land Use



Short Term Rentals Within 600'



Front

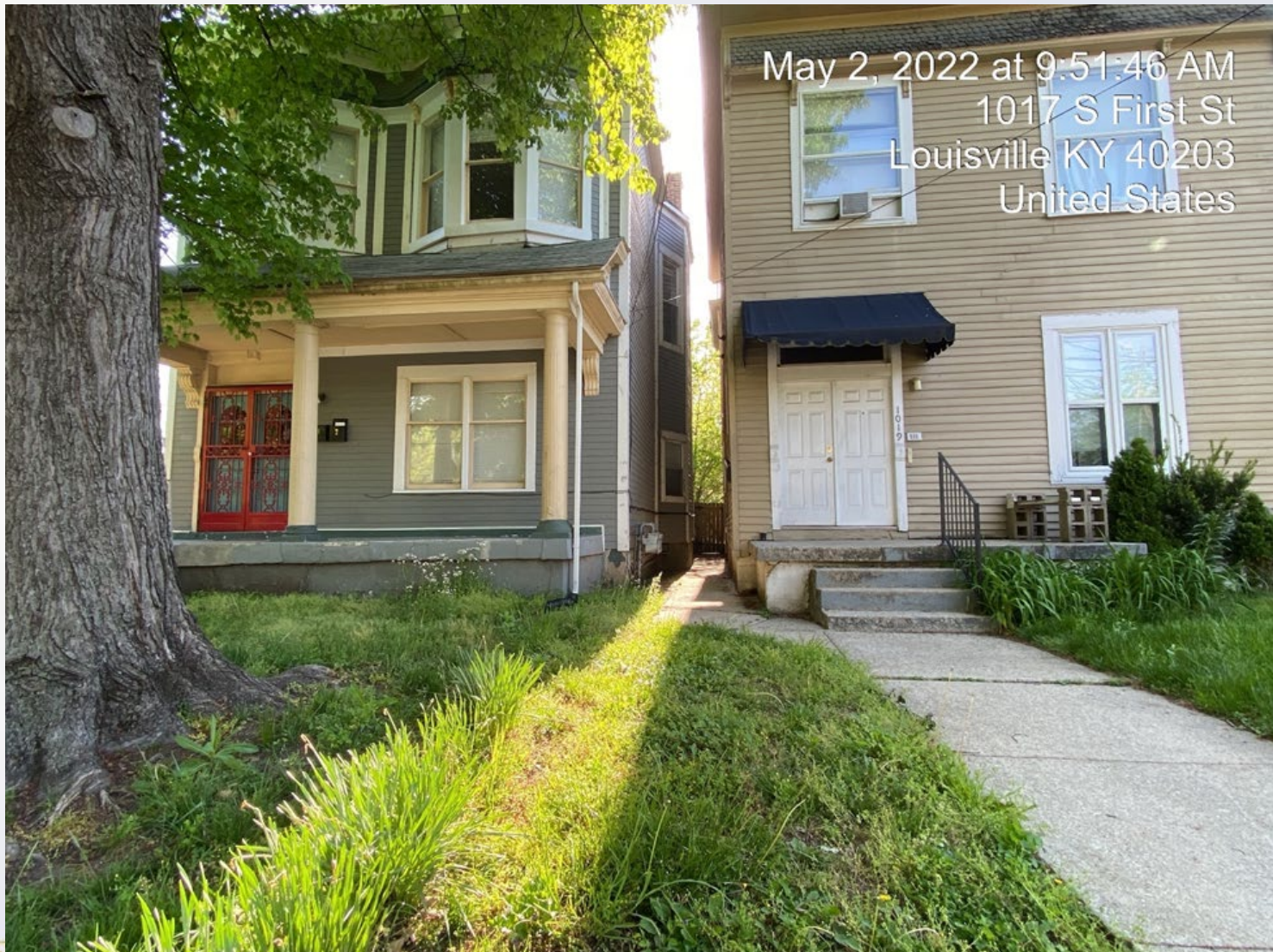


Property to the Left of Proposal

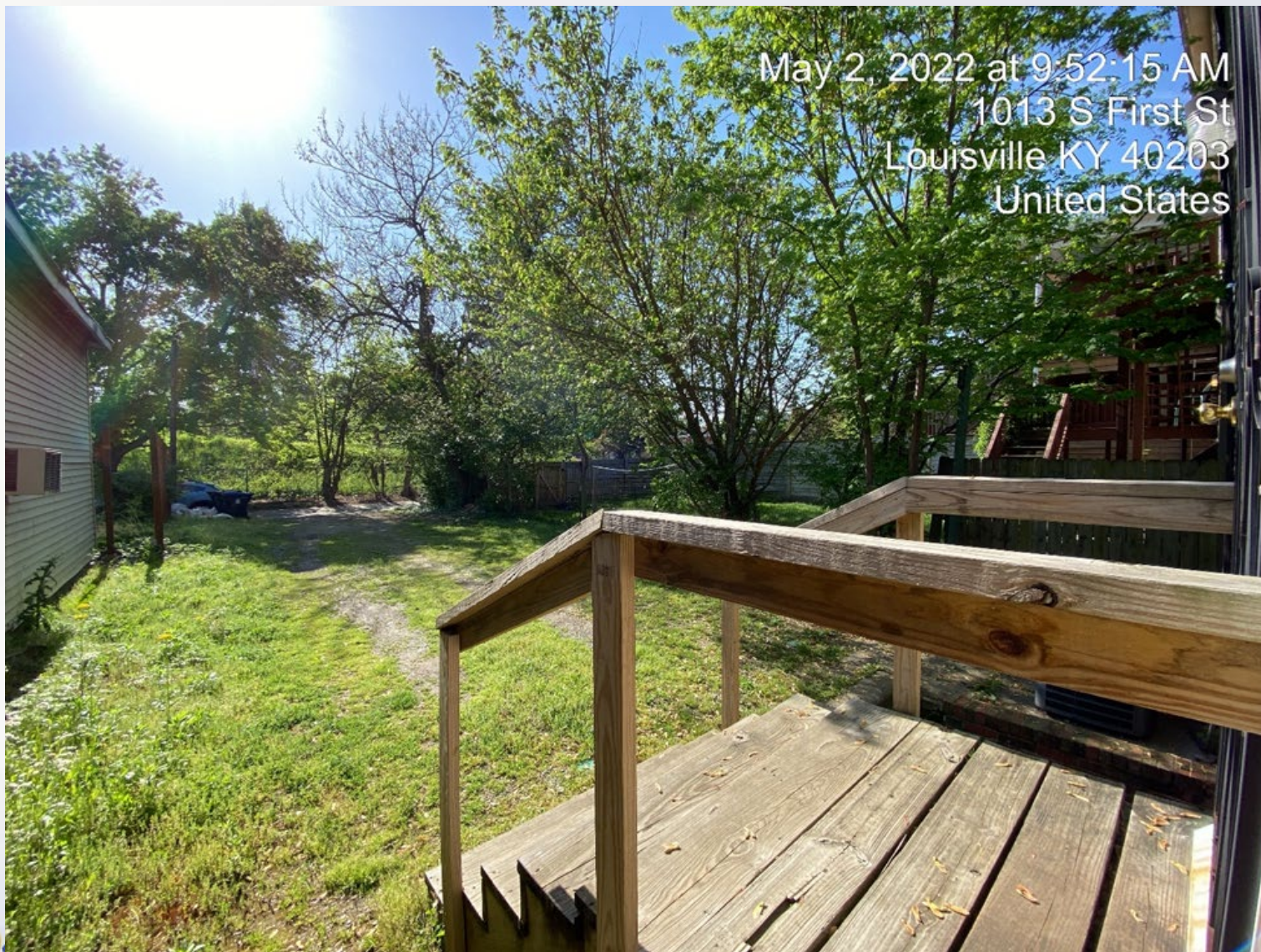


May 2, 2022 at 9:51:34 AM
1017 S First St
Louisville KY 40203
United States

Property to the Right of Proposal



Rear



May 2, 2022 at 9:52:15 AM
1013 S First St
Louisville KY 40203
United States

Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, 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 of dwelling units in the Traditional Neighborhood Zoning District.

Condition of Approval

- The conditional use permit for this short term rental approval shall allow up to 1 bedroom in Unit 1 (with a maximum of 4 guests at any time in unit 1) and up to 3 bedrooms in Unit 2 (with a maximum of 8 guests at any time in unit 2). Prior to use, bedrooms must meet all occupancy requirements set forth in Louisville Metro code of Ordinances. A modification of the conditional use permit shall be required to allow additional bedrooms.
- The host of record for Units 1 and 2 shall be the same person. The host of record for the short term rental shall maintain his or her primary residence in one of the two dwelling units on the subject property. In the event that the host establishes primary residence on another property he or she must immediately cease conducting short term rentals of both units on the subject property. A new Conditional Use Permit shall be required to allow for short term rental of any unit on the property that is not the primary residence of the host.