

18CUP1015 1450 S. 6th Street



Louisville Board of Zoning Adjustment Public Hearing

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Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD zoning district

Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on west side of S. 6th Street between Belgravia Court and W. Magnolia
- Adjoined by single-family residential and industrial uses
- According to the applicant, the residence has four bedrooms; up to 12 guests are permitted
- LDC credits site with one on-street parking space; up to five private spaces are currently under construction at the rear alley
- Neighborhood meeting held February 15, 2018

Zoning / Form District

Subject Site

Existing: TNZD / Traditional Neighborhood

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

Surrounding Sites

North: TNZD / Traditional Neighborhood

South: TNZD / Traditional Neighborhood

East: TNZD / Traditional Neighborhood

West: M-2 / Traditional Workplace



Land Use

Subject Property

- **Existing:** Single-Family Residential
- **Proposed:** Single-Family Residential with CUP for short-term rental

Surrounding Properties

- **North:** Single-Family Residential
- **South:** Single-Family Residential
- **East:** Single-Family Residential
- **West:** Industrial



Site Photo



Subject Site

Site Photo



Adjacent to North

Site Photo



Adjacent to South

Site Photo



Across to East

Site Photo



Across to East

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 that is not the primary residence of the owner in a TNZD zoning district

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.