

18CUP1001
531 W. St. Catherine



Louisville Board of Zoning Adjustment Public Hearing

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April 16, 2018

Request

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

Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on the north side of W. St. Catherine between S. 6th Street and Garvin Place
- Adjoined by single-family residential uses
- According to the applicant, the single-family residence has four bedrooms; LDC regulations permit up to 12 guests
- LDC credits the 30 ft property frontage with one on-street parking space; a two-vehicle garage will also be available for guest use
- Neighborhood meeting held March 15, 2018

Zoning / Form District

Subject Site Zoning

Existing: TNZD

Proposed: TNZD w/short-term
rental CUP

All Surrounding Sites Zoning

TNZD

All Sites Form District

Traditional Neighborhood



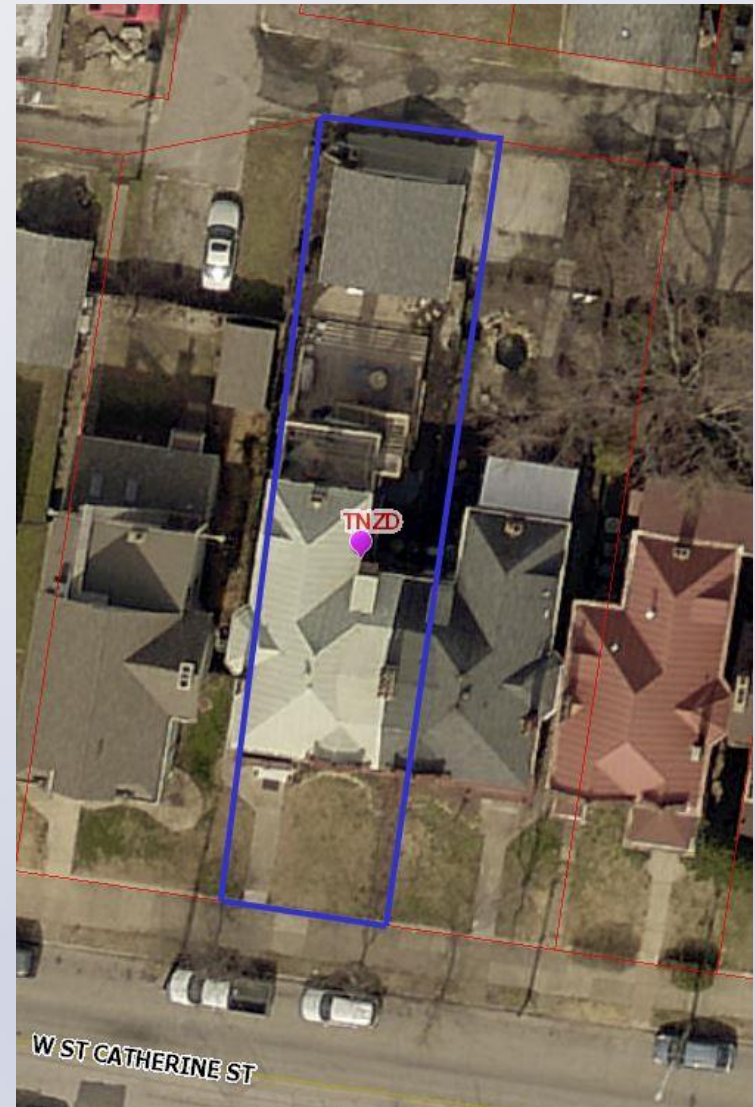
Land Use

Subject Property

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

Surrounding Properties

- Single-Family Residential



Site Photo



Subject Site

Site Photo



Adjacent to West

Site Photo



Adjacent to East

Site Photo



Across to South

Site Photo



Garage at Rear Alley

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 in the 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.