

17CUP1075
1239 S. 2nd Street



Louisville Board of Zoning Adjustment Public Hearing

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August 20, 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
- Located on the east 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 two bedrooms, permitting up to eight guests
- LDC regulations require 1.5 parking spaces for each dwelling unit
 - one on-street space
 - six on-street spaces across the street within 125 ft of site
 - no off-street parking for guests
- Neighborhood meeting held April 9, 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: Condominium

Proposed: Condominium w/ CUP for short-term rental

Surrounding Properties

North: Multi-Family Residential

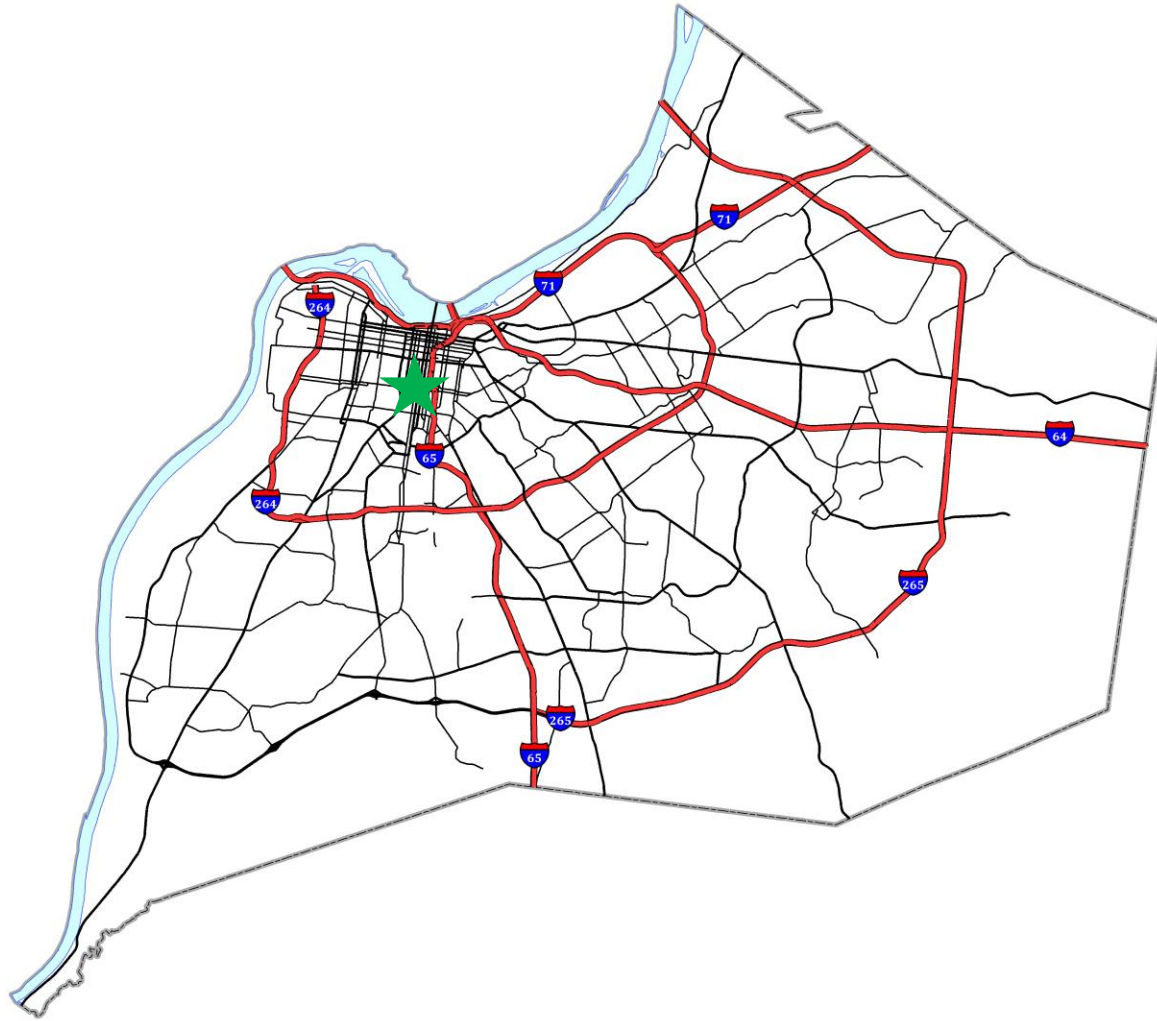
South: Single- and Multi-family Residential

East: Multi-Family Residential

West: Single-Family Residential



Site Location



Site Photo



Site Photo



Adjacent to North

Site Photo



Site Photo



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.