

19-CUP-0064
1144 S. Floyd Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
September 23, 2019

Request

- Conditional Use Permit to allow short term rental of a dwelling unit located within the TNZD (LDC 4.2.63)
- Condition of Approval regarding improvement of the rear parking area off the alley

Case Summary/Background

- Located on the west side of S. Floyd Street between St. Joseph and E. Oak Streets
- Single-family residence
 - Three bedrooms; LDC regulations permit up to eight guests
- Adjoined by single-family residential uses and I-65
- One on-street parking space; parking pad at rear accommodates up to three additional vehicles
- Neighborhood meeting held on July 8, 2019

Zoning / Form District

Subject Site

Existing: TNZD

Proposed: TNZD /short-term
rental CUP

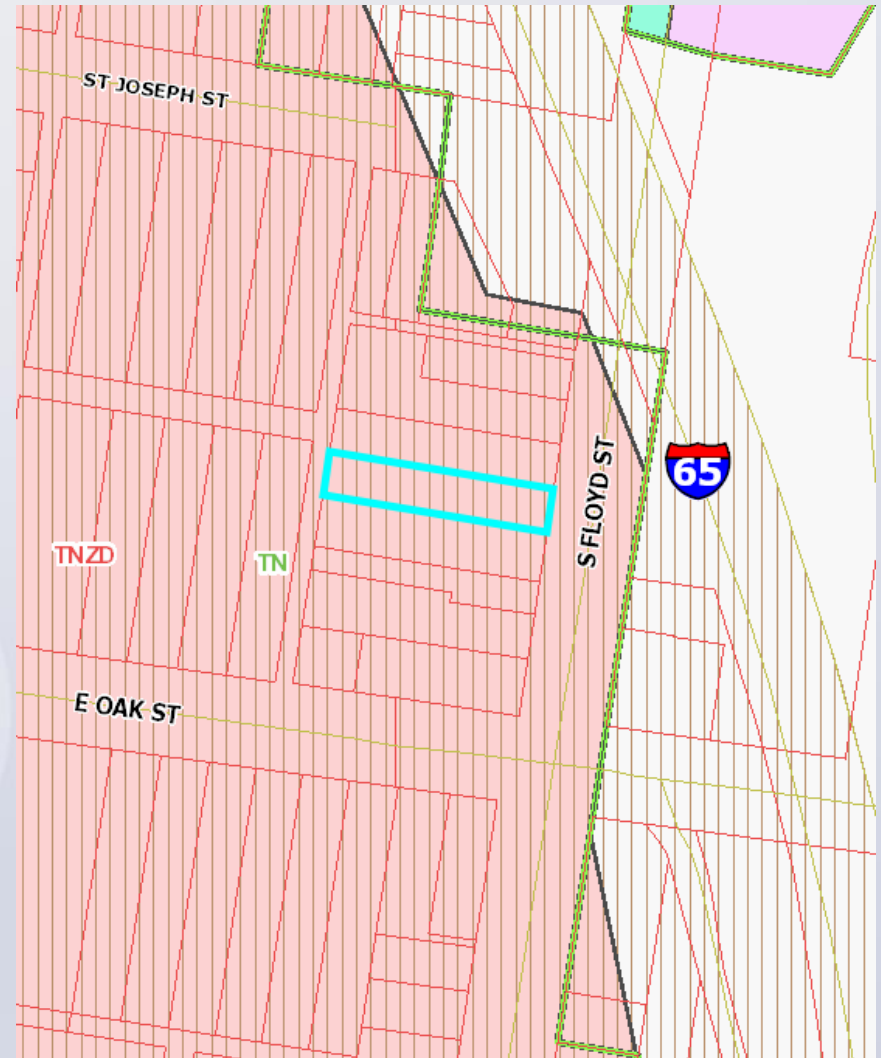
Surrounding Sites

North/South/West: TNZD

East: I-64

All Sites

Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential

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

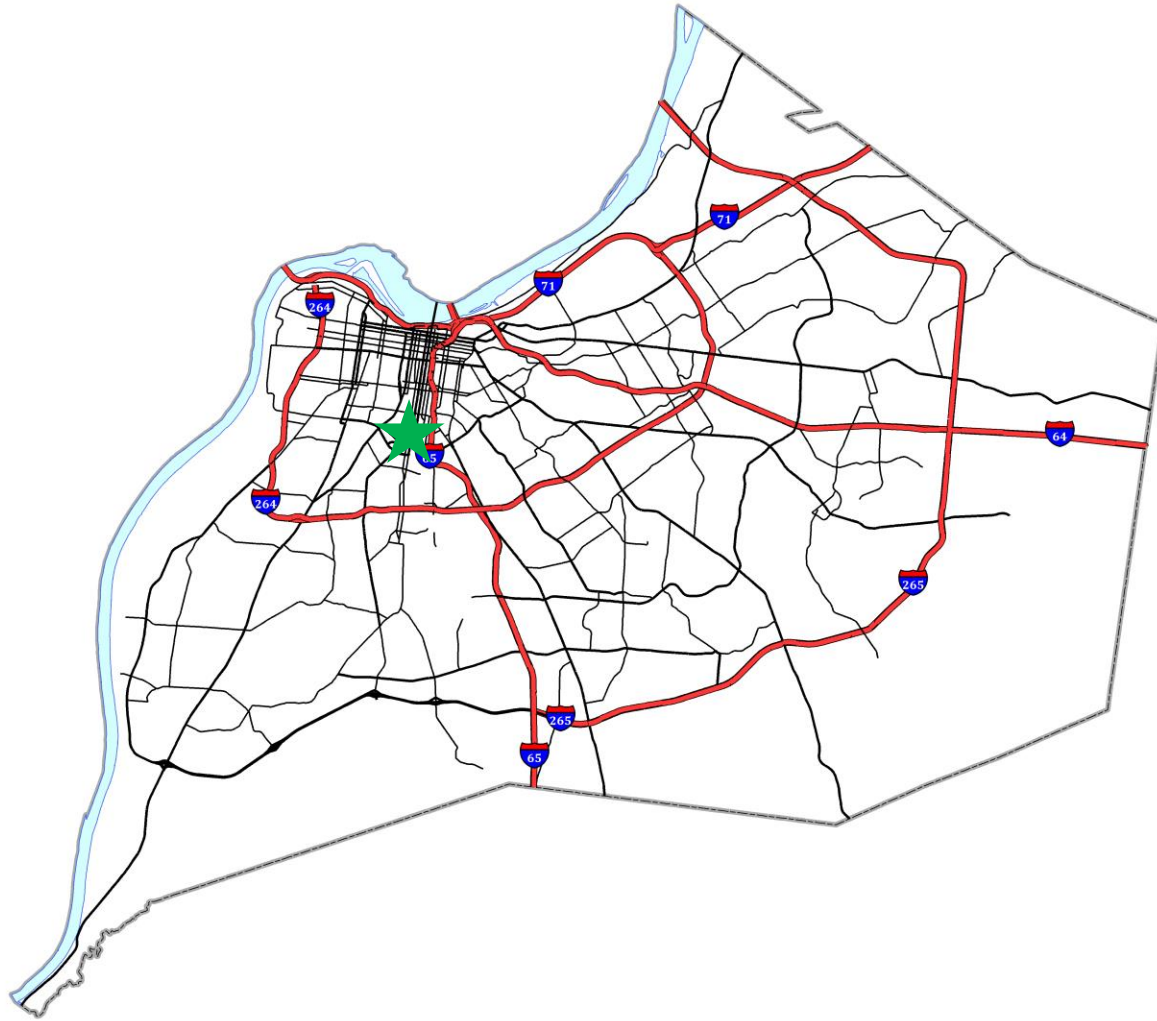
Surrounding Properties

North/South/West: Single-Family
Residential

East: I-64



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Site Photo



Rear Parking Area

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 not the primary residence of the host (LDC 4.2.63)

- **Condition of Approval**
 - 1) The applicant must improve the existing gravel parking area, using a method that creates a hard and durable surface which meets LDC requirements. If gravel is used, it must be installed using a construction method sufficient to prevent the gravel from migrating onto the adjoining alley surface. The applicant must obtain approval of the completed work from Planning & Design staff before use of the property for short-term rentals.