

17CUP1069
1474 S. 1st Street



Louisville Board of Zoning Adjustment Public Hearing

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May 7, 2018

Request

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host in accordance with LDC 4.2.63

Case Summary/Background

- As the property is located within the Old Louisville TNZD, a Conditional Use Permit is required
- Located on east side of S. 1st Street between W. Burnett Avenue and W. Hill Street
- Adjoined by commercial, single-family and multi-family residential uses
- Applicant to conduct a short-term rental within two dwelling units at the subject property
 - First Floor: two bedrooms; up to eight guests
 - Second Floor: three bedrooms; up to ten guests
- One on-site space; three spaces at rear off alley
- Neighborhood meeting held March 3, 2018

Zoning / Form District

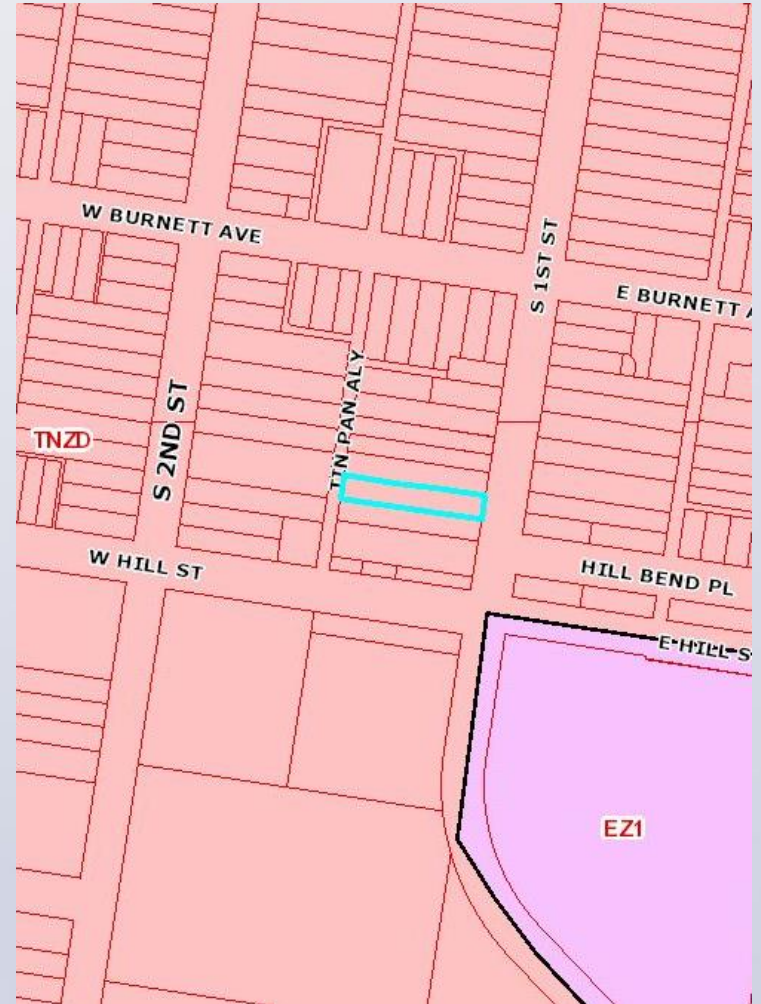
Subject Site

Existing: TNZD/Traditional Neighborhood

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

All Surrounding Sites

TNZD/Traditional Neighborhood



Land Use

Subject Property

Existing: Residential Duplex

Proposed: Residential Duplex w/
CUP for short-term rental

Surrounding Properties

North: Multi-Family Residential

South: Single-Family Residential

East: Single-Family Residential,
Commercial

West: Multi-Family Residential



Site Photo



Site Photo



Site Photo



Site Photo



Adjacent to East

Site Photo



Rear Alley Access

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.