

**18CUP1095**  
**1204 S. 2nd Street**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**October 29, 2018**

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit located in the Old Louisville/Limerick TNZD (LDC 4.2.63)

# Case Summary/Background

- As the dwelling unit is located in the Old Louisville/Limerick TNZD, a Conditional Use Permit is required
- Located on the west side of S. 2nd Street between W. Oak Street and W. Ormsby Avenue
- Adjoined by single- and multi-family residential uses
- Second floor condo in a three unit building; applicant has submitted required documentation of condo association approval
- Condo unit has two bedrooms; LDC regulations permit up to eight guests
- On-street parking is available
- Neighborhood meeting held October 11, 2018

# Zoning / Form District

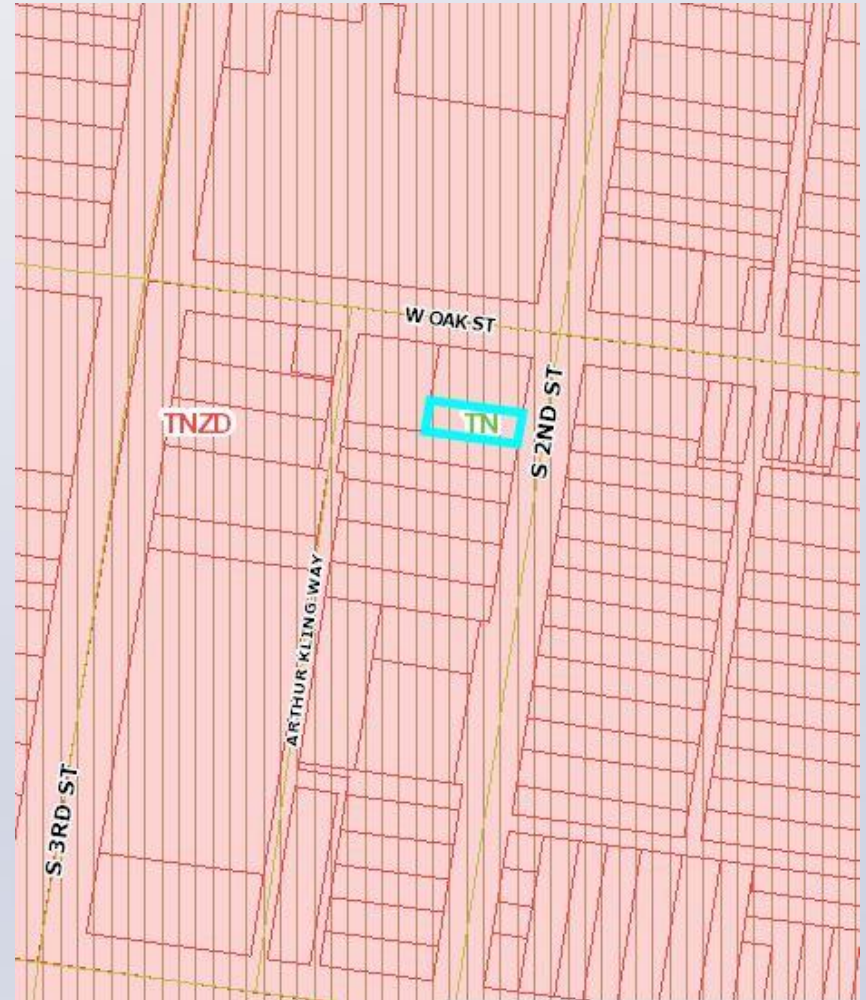
## Subject Site

**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

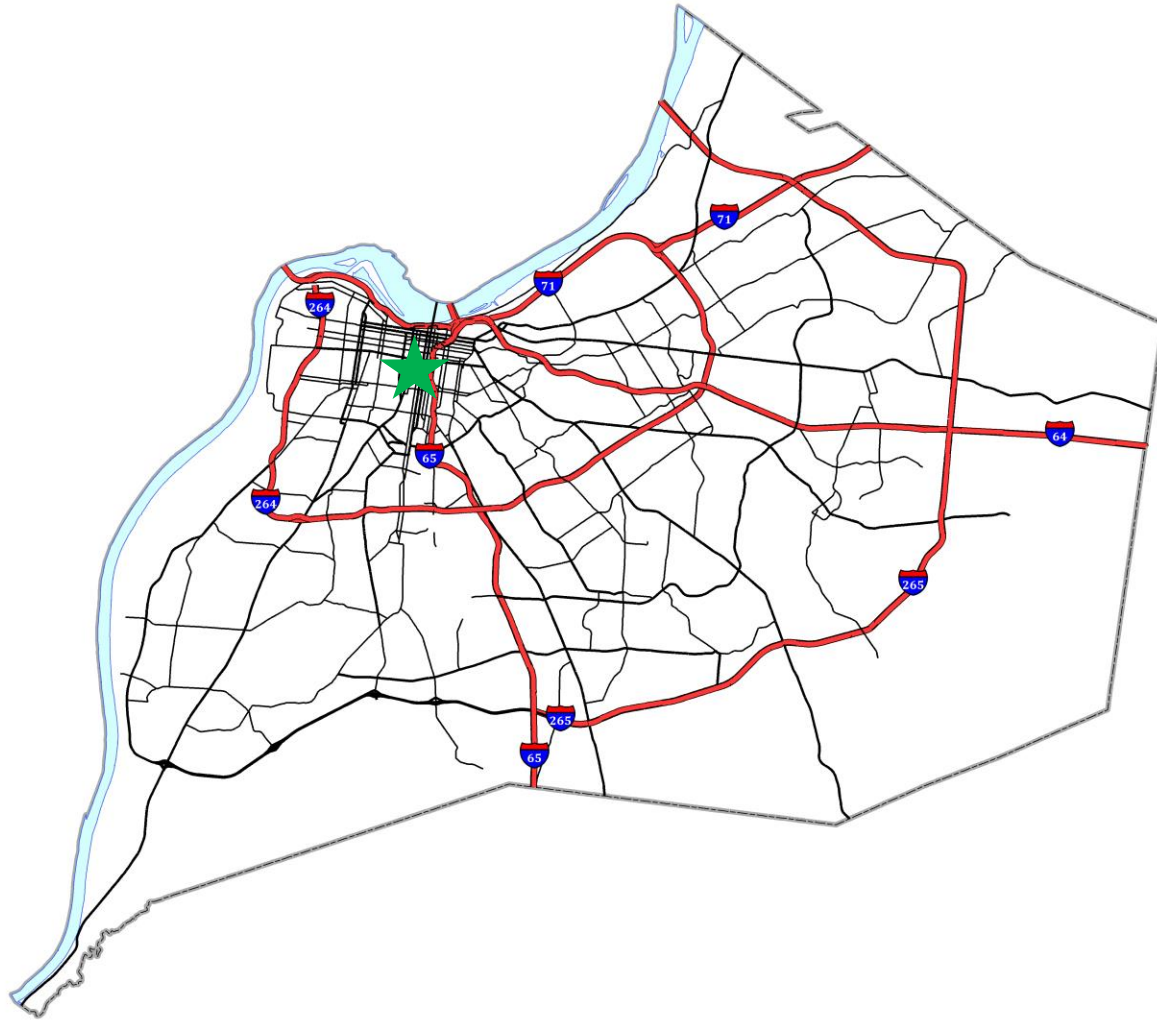
**South:** Single-Family Residential

**East:** Multi-Family Residential

**West:** Multi-Family Residential



# Site Location



# Site Photo



Subject Site

# Site Photo







# Site Photo



# Site Photo



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 condominium dwelling unit located in the Old Louisville/Limerick 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.