

**19-CUP-0210**

**1226 East Breckinridge Street**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator  
December 16, 2019**

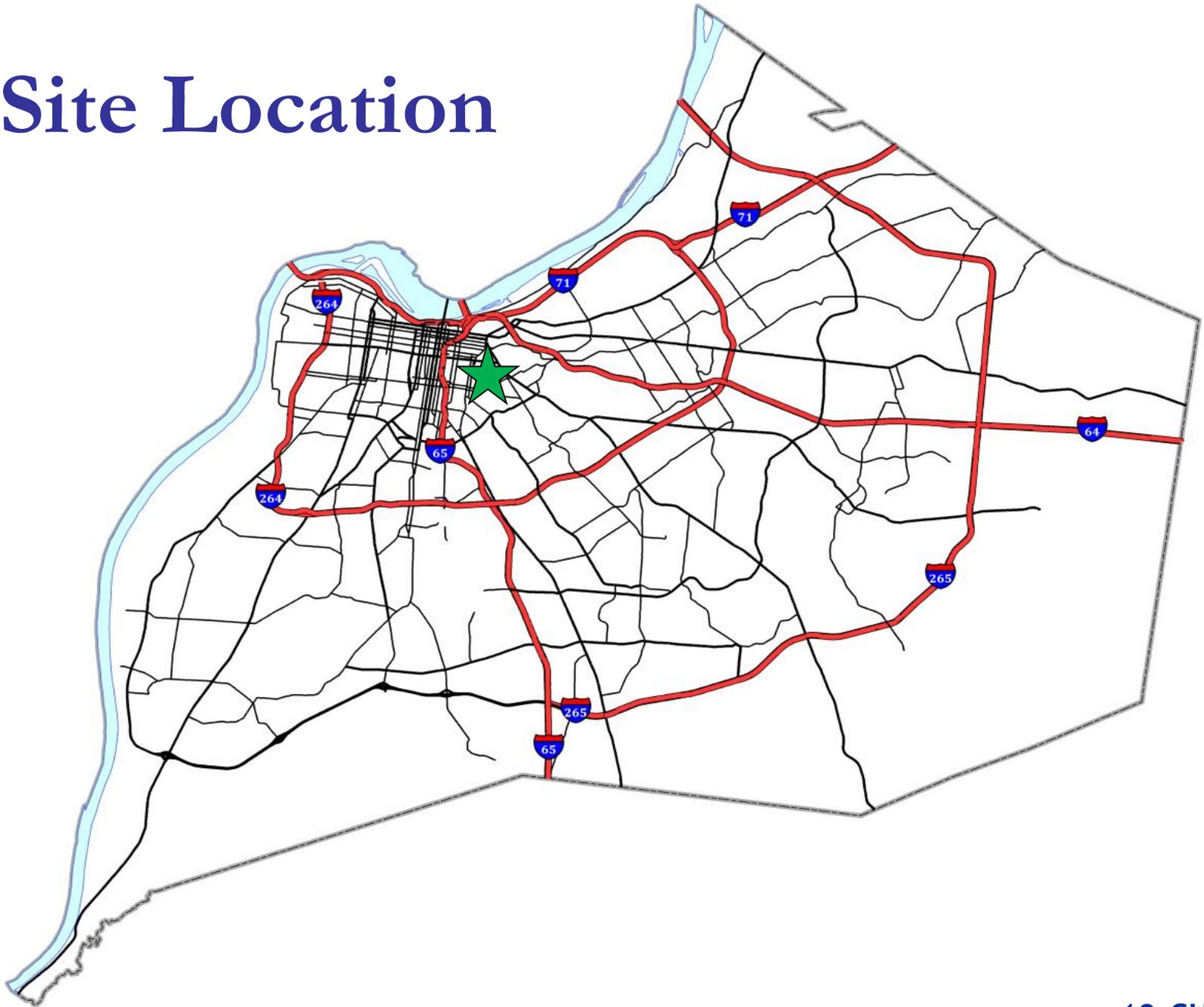
# Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in R-6 zoning district and Traditional Neighborhood Form District.

# Case Summary/Background

- The applicant states that the residence has four bedrooms that will allow a maximum number of ten guests.
- The site has credit for on-street parking and There appears to be ample parking along the street. The applicant states that there will be three spaces at the rear of the property.

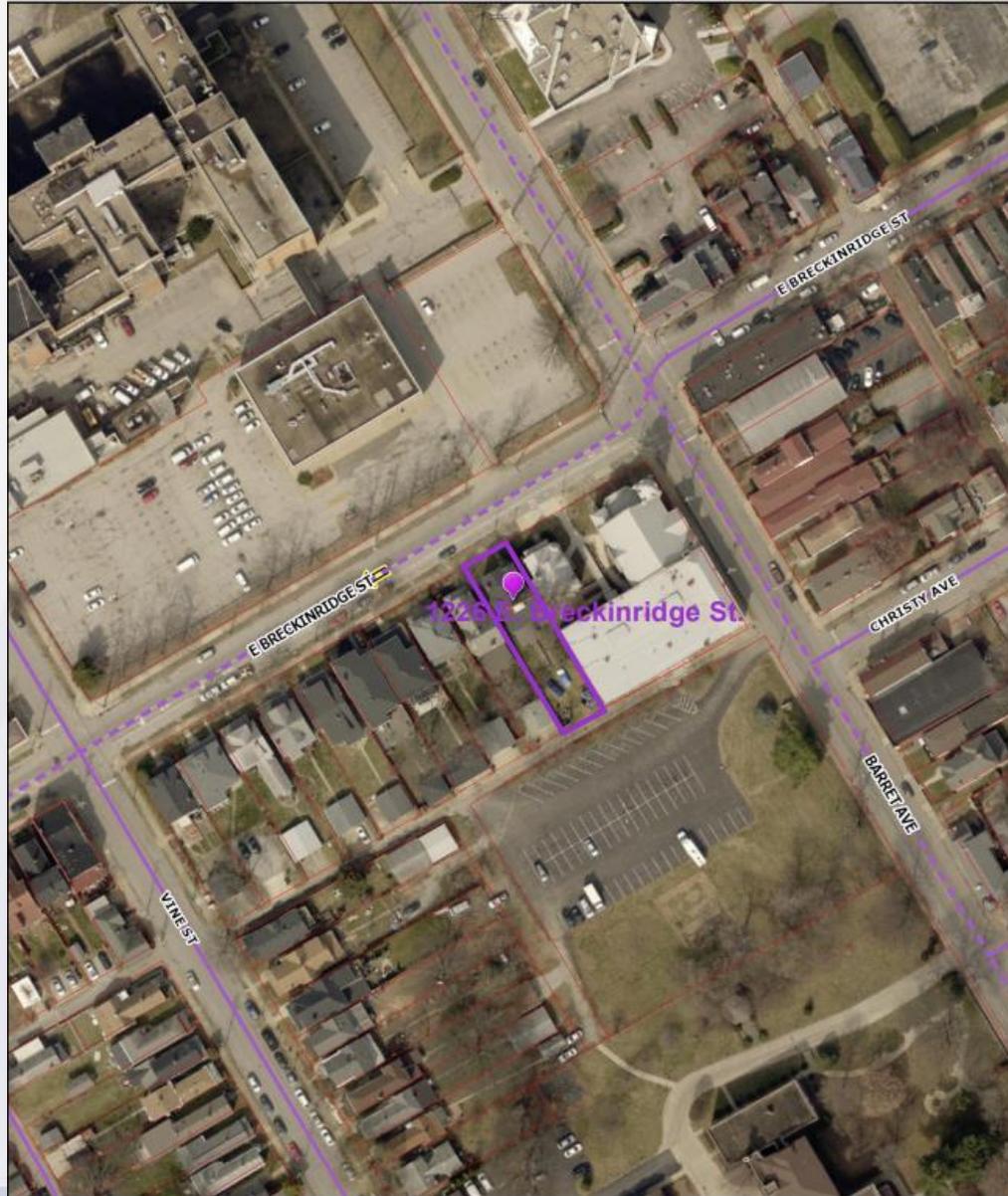
# Site Location



# Zoning/Form Districts



# Aerial Photo/Land Use





Mirabelle  
Gourmet Catering

Wiltshire Pantry  
Bakery and Cafe

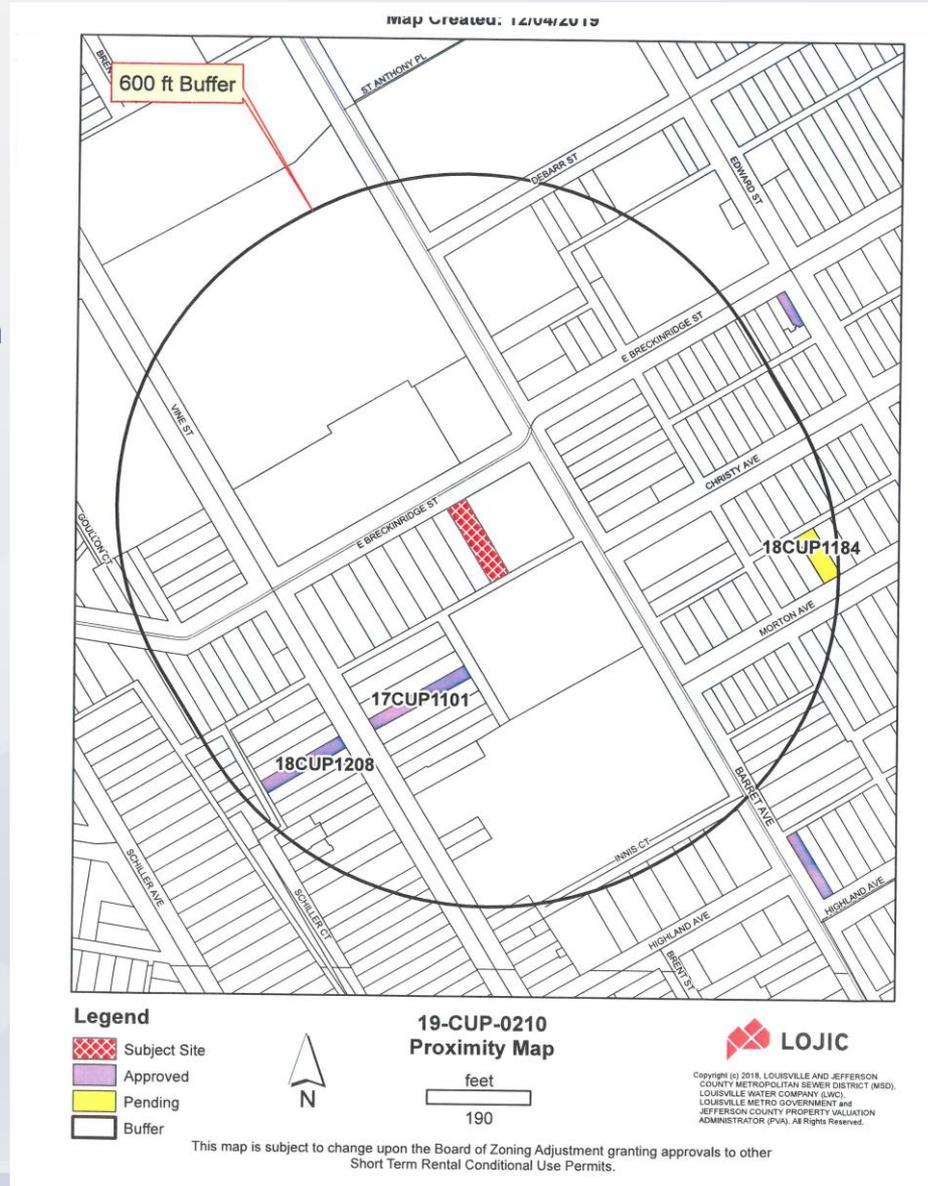
1226 East  
Breckinridge Street

Seidenfaden's

Chief  
Examine

# Short Term Rentals Within 600 Feet

2 approved Short Term Rental Within 600'



# Front



# Property to the Left



# Property to the Right



# Across the Street



# Parking Along Street



# Proposed Parking at Rear



# Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner in R-6 zoning district and Traditional Neighborhood Form District.