

17CUP1047

323 W. St. Catherine Street



Louisville Board of Zoning Adjustment Public Hearing

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October 2, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD zoning district

Case Summary/Background

- Site structure is a duplex building; CUP is requested for unit occupying first floor
- Subject unit has two bedrooms and can host up to eight guests
- Surrounded by single-family and multi-family residential uses, a religious building and surface parking
- Dwelling unit has two dedicated off-street parking spaces; two additional spaces are available to all condominium residents; on-street parking is also available
- Neighborhood meeting was held on July 5, 2017

Zoning / Form District

Subject property zoning

- TNZD

Surrounding properties zoning

- TNZD

All properties form district

- Traditional Neighborhood



Land Use

Subject Property

- Existing: Two-Family Residential
- Proposed: Two-family residential with short-term rental in one unit

Surrounding Properties

- **North:** Single-Family Residential
- **South:** Religious building
- **East:** Surface parking
- **West:** Multi-Family Residential



Site Photos



Subject Property

Site Photos



Adjacent to East

Site Photos



Adjacent to West

Site Photos



Across to South

Site Photos



Private Parking at Rear

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 that is not the primary residence of the owner in a 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.