

19-CUP-0077
1451 South 6th Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
October 7, 2019

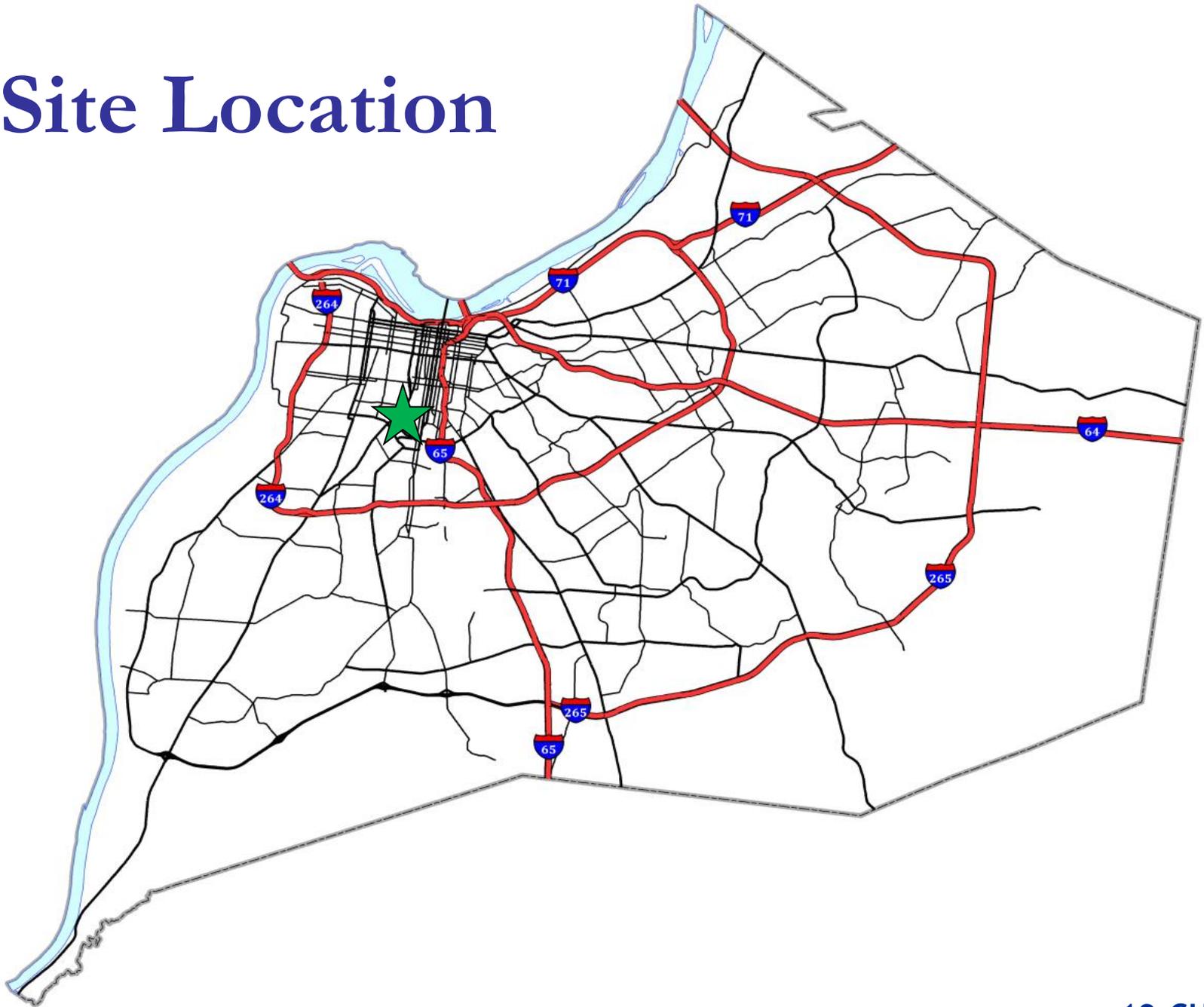
Request(s)

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

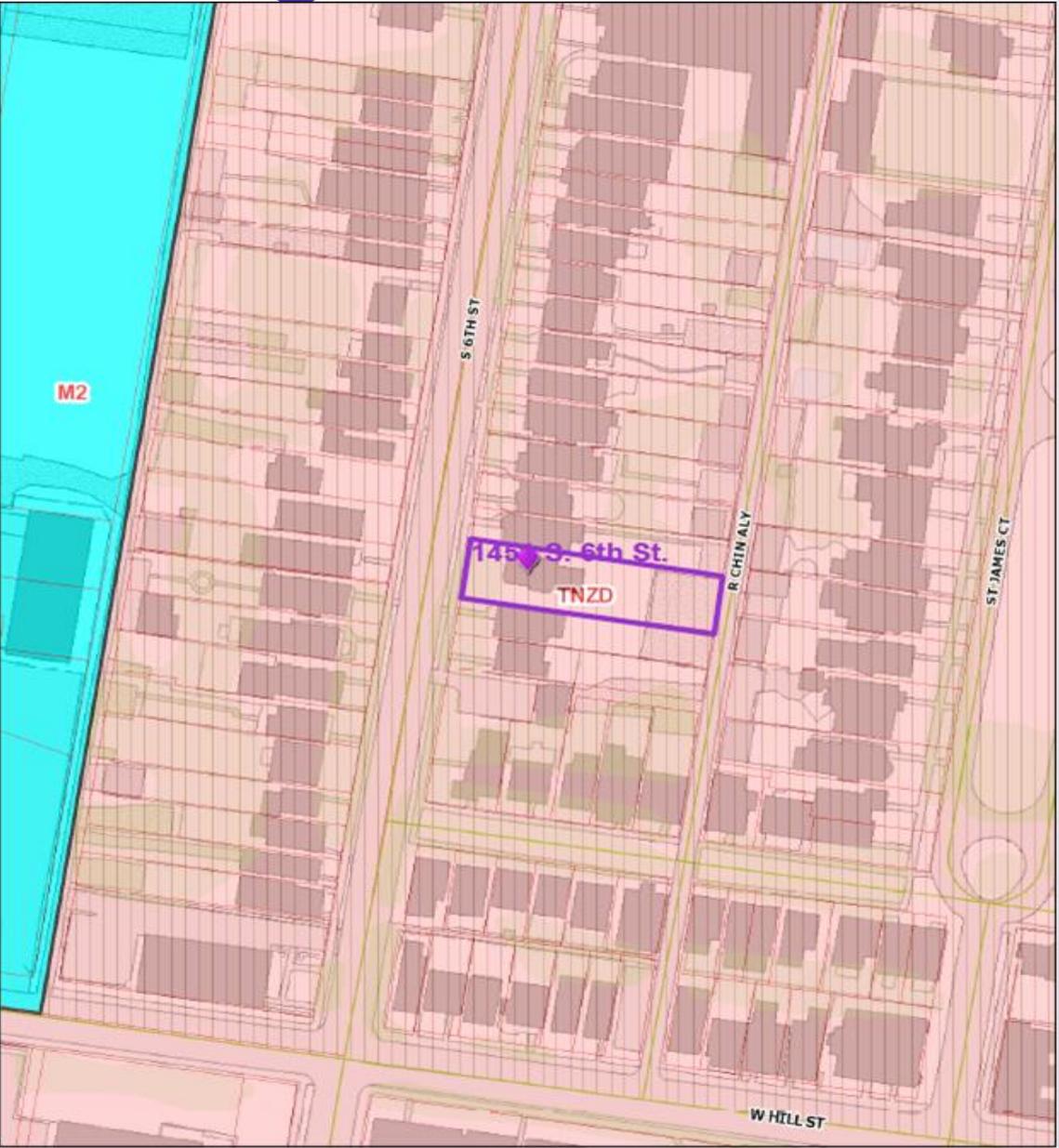
Case Summary/Background

- The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one structure that serves as a duplex. The applicant states that they live in the residence on the first and second floor and the third floor will be the short term rental. The applicant states that the third floor unit has two bedrooms that will allow a maximum number of six guests. The site has credit for one on-street parking space and at least three at the rear of the property.

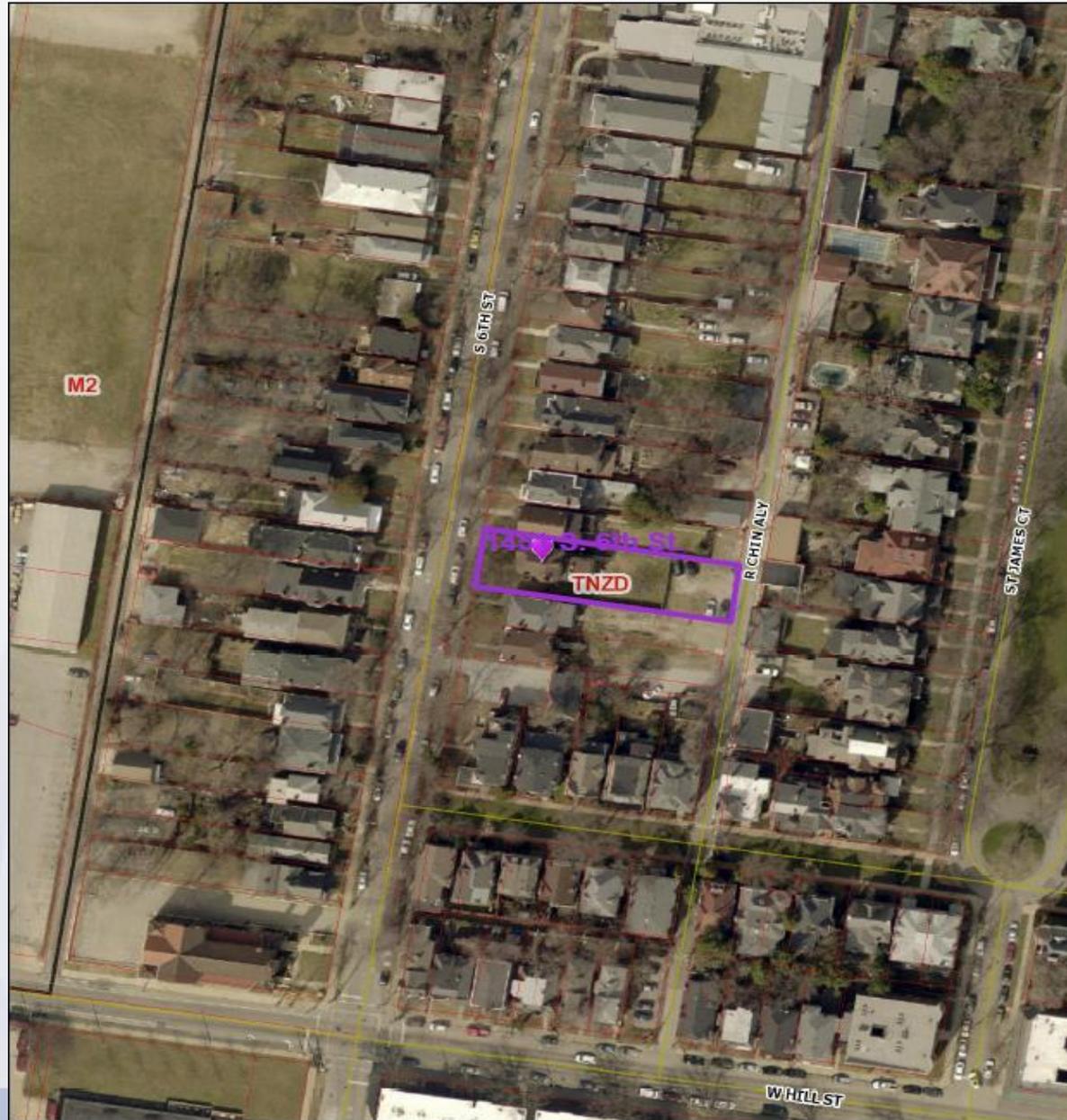
Site Location

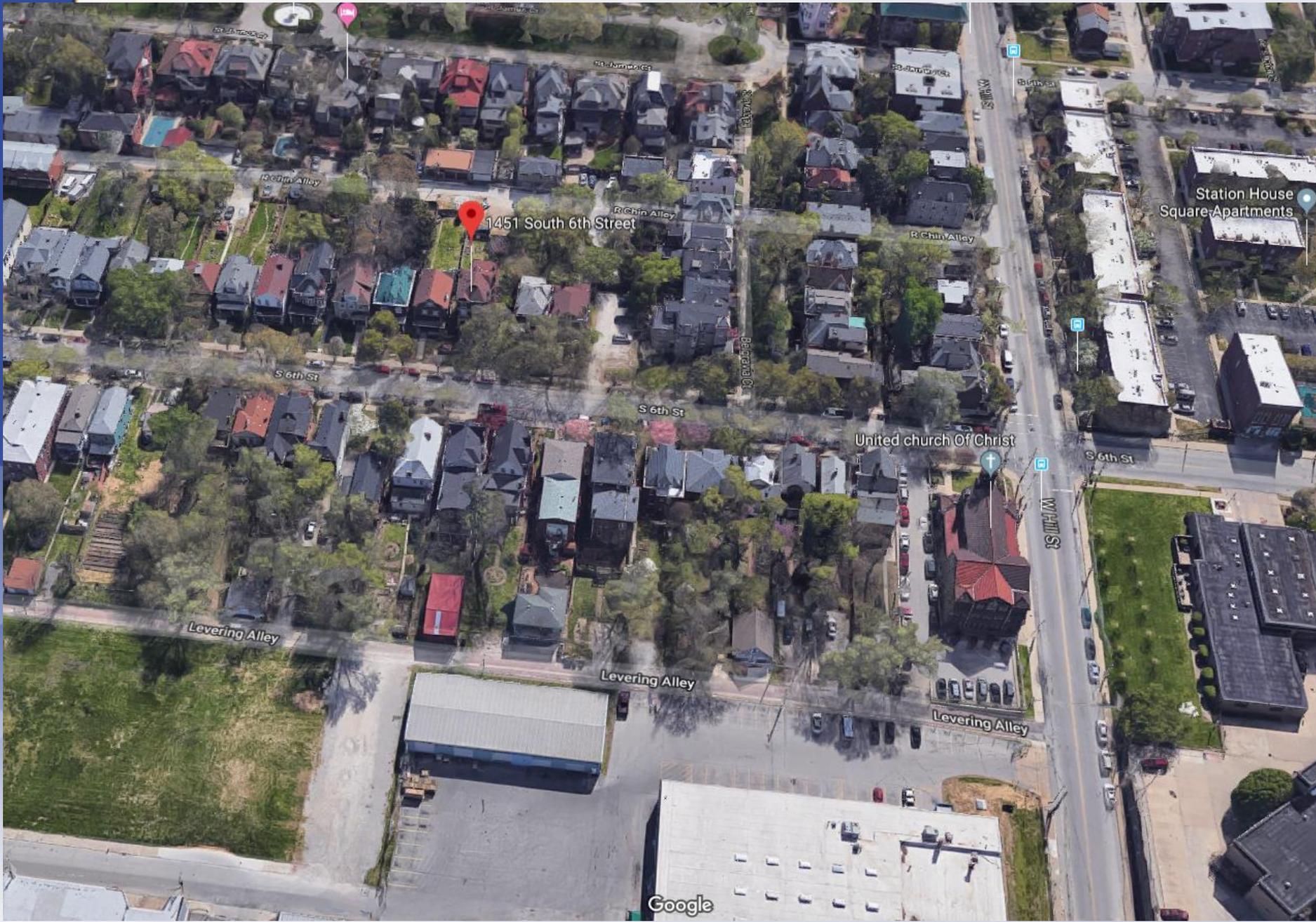


Zoning/Form Districts



Aerial Photo/Land Use



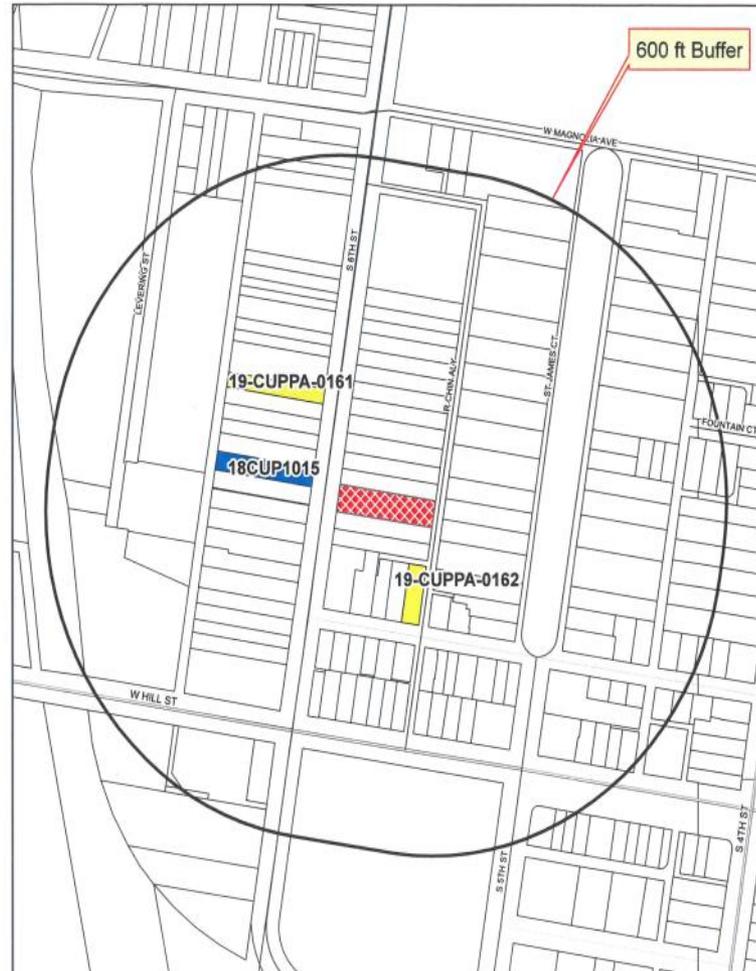


Google

Short Term Rentals Within 600 Feet

1 Approved Short Term Rentals Within 600'

Map Created: 09/27/2019

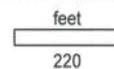


Legend

-  Subject Site
-  Approved
-  Pending
-  Buffer



19-CUP-0077 Proximity Map



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.

Front



Property to the Right



Property to the Left



Property Across to the Street



Rear of Property



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 located in the TNZD.

Condition of Approval:

1. The host of record for the short term rental shall maintain his or her primary residence in one of the two dwelling units on the subject property. In the event that the host establishes primary residence on another property he or she must immediately cease conducting short term rentals of both units on the subject property. A new Conditional Use permit shall be required to allow for short term rental of any unit on the property that is not the primary residence of the host.