

18CUP1075
314 W. Lee Street



Louisville Board of Zoning Adjustment Public Hearing

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August 20, 2018

Request

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

Case Summary/Background

- As the dwelling unit is located in the TNZD, a CUP is required
- Located on the south side of W. Lee Street between S. 4th and S. 5th Streets
- Adjoined by a mix of single- and multi-family residential uses
- Residence has four bedrooms, permitting up to twelve guests; applicant will limit use of the rental to eight guests
- LDC regulations require one parking space for the residence
 - one on-street space
 - 20 additional on-street spaces within 145 ft
 - no off-street parking
- Neighborhood meeting held July 16, 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: Single-Family Residence

Proposed: Single-Family Residence
w/ CUP for short-term rental

Surrounding Properties

North: Multi-Family Residence

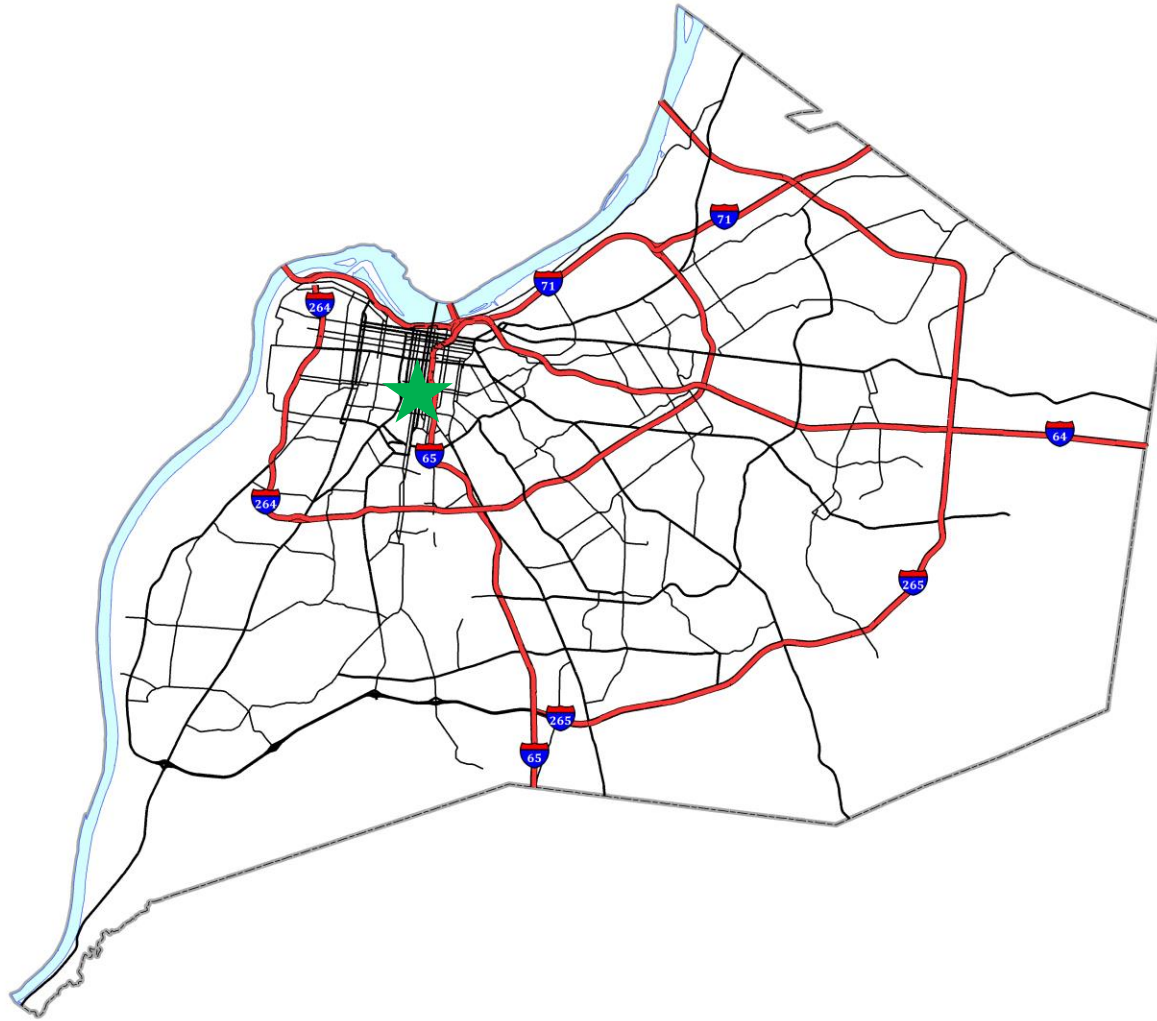
South: Multi-Family Residence

East: Single-Family Residence

West: Multi-Family Residence



Site Location



Site Photo



Site Photo



Site Photo



Adjacent to West

Site Photo



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 dwelling units located in the 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.
 3. At no time shall more than eight guests be permitted on the site as a condition of a short-term rental contract.