

16CUP1061

Old Louisville Fleur de Lis B&B

1470 S. 3<sup>rd</sup> St



Board of Zoning Adjustment Public Hearing

Brian Mabry, AICP, Planning & Design Supervisor

April 3, 2017

# Request

- Conditional Use Permit to allow a bed and breakfast inn

# Case Summary/Background

- Proposal to convert existing single-family into a bed and breakfast inn with four guest rooms.
- LDC defines a B&B, in part, as the use of a residential structure as a small inn which provides no more than nine guest rooms and in which the only meal served to guests is breakfast. The innkeeper resides on the premises or property immediately adjacent to it during periods of occupancy, and the facility has a permit from the Kentucky Cabinet for Health Services to operate as a Bed and Breakfast Inn.
- Subject property is rectangular with approximately 40 feet of frontage along S. 3rd Street and is 7,580 square feet in area.
- Alley to the rear with three proposed off-street parking spaces.
- Five on- and off-street parking spaces are proposed.
- No exterior changes are proposed.



# Zoning/Form Districts

## Subject Property:

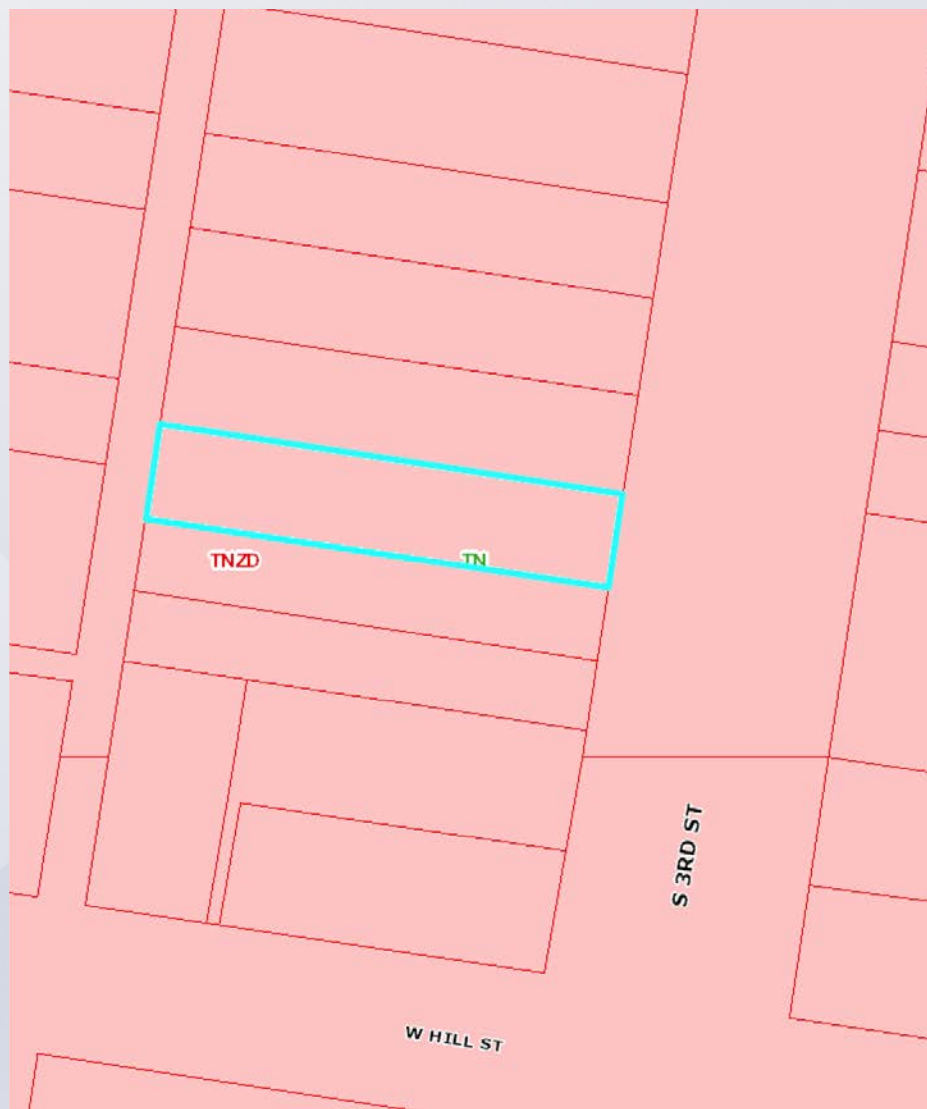
Existing: TNZD/TN

North: TNZD/TN

South : TNZD/TN

East: TNZD/TN

West: TNZD/TN



# Aerial Photo/Land Use

## Subject Property:

**Existing: Single-family**

**Proposed: B&B**

North : Single-family  
residential

South: Single-family  
residential

East : Multifamily

West : Multifamily & Office







03/16/2017 22:07

Subject Property & Surroundings

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Across Street from Subject Property

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**Back Yard & Buildings  
Across Alley from Subject Property**

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Off-Street Parking Area in Alley Looking  
Toward Subject Property

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# Standards of Review

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?
2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?
3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?



4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?
  - A. No more than nine (9) guest rooms shall be permitted, and a maximum of two adults shall be allowed per guest room. BOZA may impose a lower limit on the number of guest rooms
  - B. Guests are limited to a length of stay no more than 14 consecutive days. The innkeeper shall keep a current guest register.
  - C. Bed and Breakfasts may provide food service or space for indoor meetings provided all applicable food service and capacity regulations are complied with. No food preparation is allowed in any guest bedroom.
  - D. Bed and Breakfast Inns in residential zoning districts shall be required to comply with the requirements of Section 4.3.7 and obtain a temporary activities permit for any outdoor activities and/or events that are attended by anyone that is not a current registered overnight guest of the Bed and Breakfast Inn. This provision shall not be altered or waived by the Board.
  - E. Any signage which identifies the use shall be in accordance with the underlying zoning and form district standards.



4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?
  - F. The location of parking shall comply with the same parking standards as a single family detached dwelling unit. Any additional parking beyond what can be accommodated in a driveway must be out of the required setback. Parking for guests shall not be served by a separate driveway from that serving the principal residential structure.
  - G. Conditional use permits for Bed and Breakfast Inns in residential zoning districts issued prior to the effective date of this ordinance (March 9, 2011) may continue to operate as authorized under the approved conditional use permit.



# 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 in the LDC for a Conditional Use Permit



# Required Actions

- Approve or Deny Conditional Use Permit to allow short term rental