

17CUP1027

523 W. St. Catherine



Louisville Board of Zoning Adjustment Public Hearing

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June 19, 2017

Request

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

Case Summary/Background

- As the site is located within the Old Louisville TNZD, a Conditional Use Permit is required
- On W. St. Catherine between Garvin Plan and S. 6th Street
- Surrounded by single-family residential uses and transitional housing
- Two on-street and two off-street parking spaces are available
- No comments have been received; neighborhood meeting was held on May 10, 2017

Case Summary/Background

- Site is developed with a circa 1900 single-family residence; shown in PVA records as a duplex
- Owners will reside on first and second floor
- Short term rental will occur in the existing third floor one-bedroom dwelling unit, which will be permitted to accommodate up to six guests
- The two dwelling units have separate entrances

Zoning / Form District

Subject property zoning

- TNZD

Surrounding properties zoning

- TNZD

All properties form district

- Traditional Neighborhood



Land Use

Subject Property

- Existing: Duplex residential
- Proposed: Duplex residential with short-term rental

Surrounding Properties

- **North:** Single-Family Residential
- **South:** Single-Family Residential
- **East:** Single-Family Residential
- **West:** Transitional Housing



Site Photos



Subject Property

Site Photos



Adjacent to West



Across Street to South



Adjacent to East

Site Photos



Rear Yard: Alley to House



Rear Yard: House to Alley

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 in the TNZD