

16CUP1075
Short Term Rental:
1153 S. 2nd St.



Board of Zoning Adjustment Public Hearing

Brian Mabry, AICP, Planning Supervisor

July 24, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the Old Louisville Traditional Neighborhood Zoning District (TNZD)

Case Summary/Background

- Applicant / host proposes to conduct a short-term rental at the subject property. All short term rentals in the TNZD require a Conditional Use Permit.
- Site is an interior lot on the east side of S. 2nd Street north of the intersection with Oak Street.
- The applicant / host does not live on the property. According to the applicant / host, the house has five bedrooms. LDC regulations permit up to 14 guests.
- Property frontage of approximately 28 ft allows for one on-street parking credit. Three off-street spaces exist off of the alley.

Zoning/Form Districts

Subject Property:

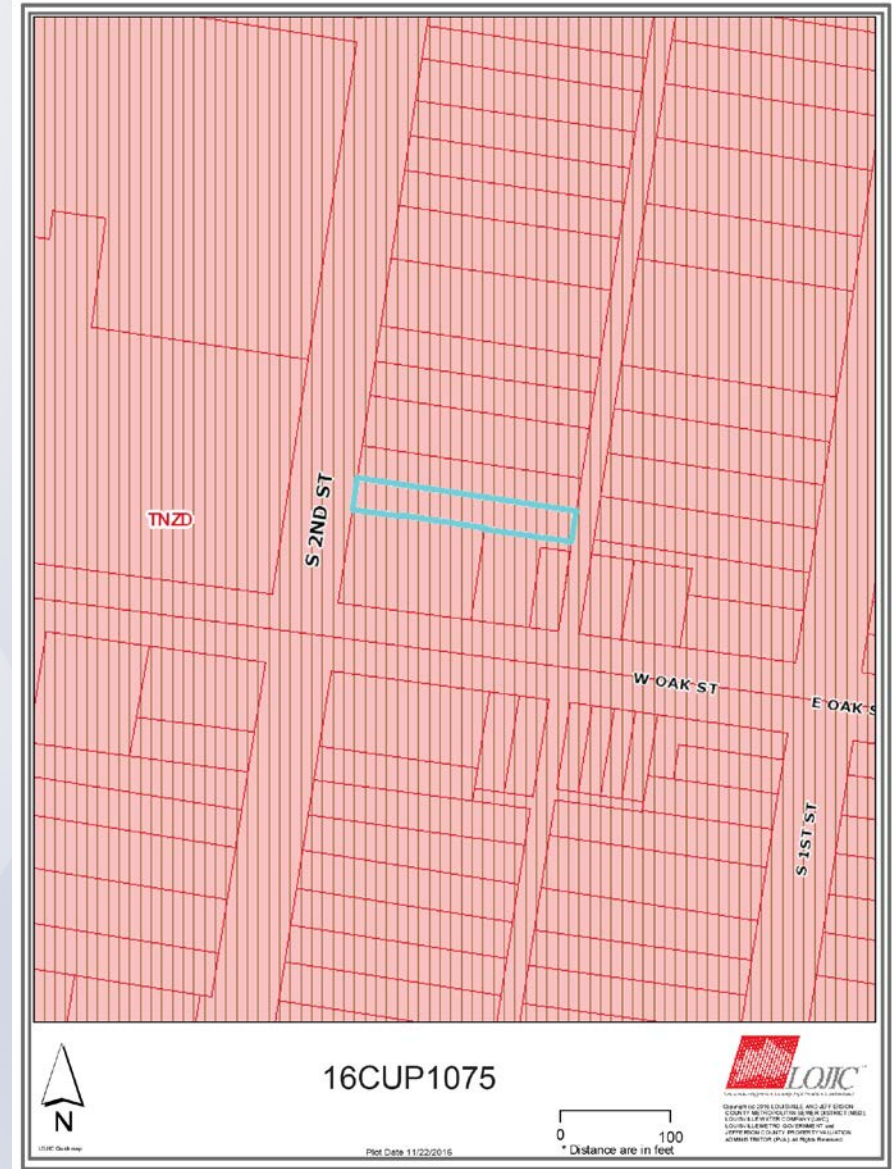
Existing: TNZD/TN

North: TNZD/TN

South: TNZD/TN

East: TNZD/TN

West: TNZD/TN



Aerial Photo/Land Use

Subject Property:

Existing: Single-family dwelling
and short term rental

Proposed: Single-family
dwelling and short term rental

North: Two-family residential

South: Retail

East: Multifamily and two-family
residential

West: Multifamily





Subject property with adjacent residential and retail



Across S. 2nd St. from subject property



Back yard of subject property looking toward residence



PRIVATE
PARKING

PRIVATE
PARKING

Cardinal
402-455-9000

NO PARKING
ANY VEHICLE WILL BE
TOWED AWAY
(ORDINANCE 16-000000)

Rear off-street parking area adjacent to alley looking toward residence

Interested Party Comments

- The applicant held a required Neighborhood Meeting regarding the request on May 6, 2017, at the subject property. Three persons attended.
- An email from adjacent resident expressing concerns and recommending conditions of approval is attached to Staff Report.
 - Hours for outdoor activities
 - Maximum number of guests
 - Rear parking

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