

# 17CUP1047

## 323 W. St. Catherine Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II  
October 2, 2017

# Request

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

# Case Summary/Background

- Site structure is a duplex building; CUP is requested for unit occupying first floor
- Subject unit has two bedrooms and can host up to eight guests
- Surrounded by single-family and multi-family residential uses, a religious building and surface parking
- Dwelling unit has two dedicated off-street parking spaces; two additional spaces are available to all condominium residents; on-street parking is also available
- Neighborhood meeting was held on July 5, 2017

# Zoning / Form District

## Subject property zoning

- TNZD

## Surrounding properties zoning

- TNZD

## All properties form district

- Traditional Neighborhood



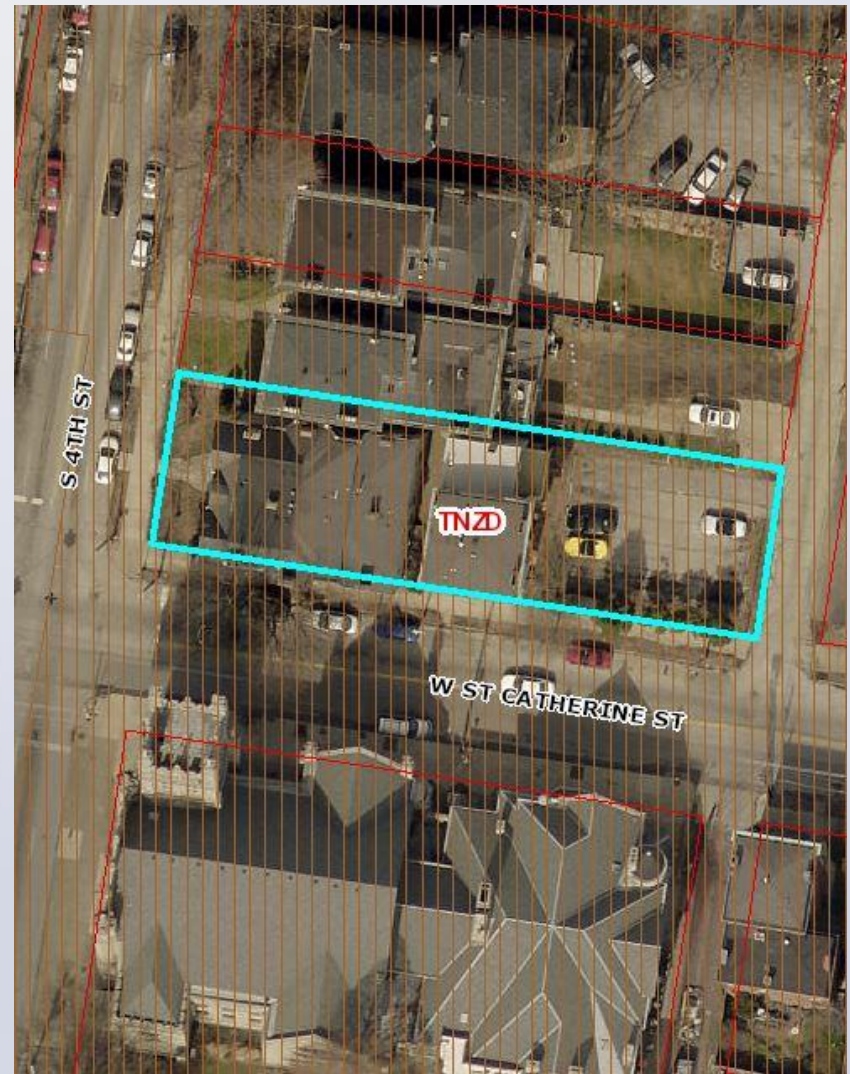
# Land Use

## Subject Property

- Existing: Two-Family Residential
- Proposed: Two-family residential with short-term rental in one unit

## Surrounding Properties

- **North:** Single-Family Residential
- **South:** Religious building
- **East:** Surface parking
- **West:** Multi-Family Residential



# Site Photos



Subject Property

# Site Photos



Adjacent to East

# Site Photos



Adjacent to West

# Site Photos



Across to South

# Site Photos



Private Parking at Rear

# 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 that is not the primary residence of the owner in a TNZD zoning district

## 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.