

# 17CUP1076

## 1220 S. 6th Street



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II  
December 4, 2017

# Request

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

# Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on west side of S. 6th Street between W. Oak and W. Ormsby
- Adjoined by commercial, industrial and single- and multi-family residential uses
- LDC credits site with four on-street parking space; three additional spaces available off rear alley
- Neighborhood meeting held November 2, 2017

# Case Summary/Background

- Duplex structure; applicant will use both units as short-term rentals
- First Floor
  - One-bedroom unit
  - LDC permits up to six guests; Applicant will limit to a maximum of four
- First/Second/Third Floors
  - Three-bedroom unit
  - LDC permits up to 10 guests; Applicant will limit to a maximum of eight
- Fire escape under construction at rear of structure

# Zoning / Form District

## Subject property zoning

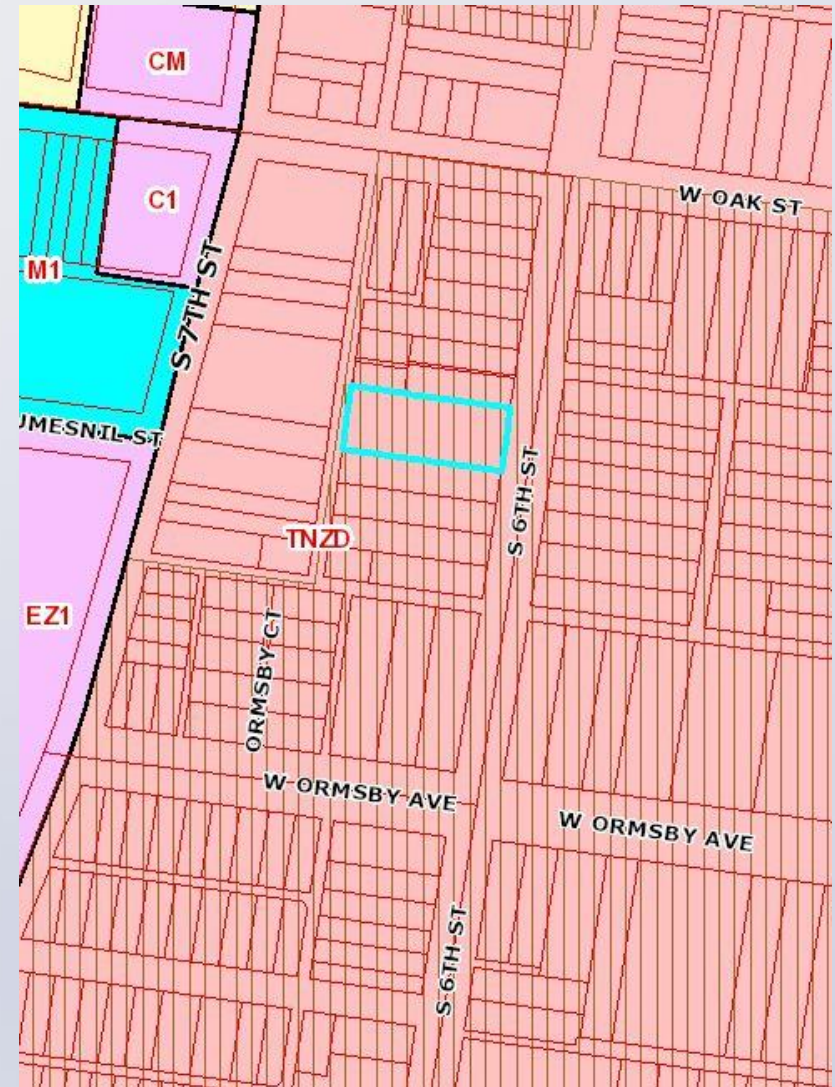
- TNZD

## Surrounding properties zoning

- TNZD

## All properties form district

- Traditional Neighborhood





# Land Use

## Subject Property

- Existing: Duplex Residential
- Proposed: Duplex Residential with CUP for short-term rental

## Surrounding Properties

- **North:** Single-Family Residential, Vacant
- **South:** Single-Family Residential
- **East:** Single- and Multi-Family Residential
- **West:** Commercial, Industrial





# Site Photo



Subject Property



# Site Photo



Adjacent to North



# Site Photo



Adjacent to South



# Site Photo



Across to East



# 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



# Required Action

## Approve or Deny

- 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. The maximum number of guests is restricted to four in the one-bedroom unit and eight in the three-bedroom unit.