

17CUP1093

1038 Brent Street, Unit 104



Louisville Board of Zoning Adjustment Public Hearing

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January 9, 2018

Request

- Conditional Use Permit to allow short term rental of a condominium unit within a multi-family building that is the primary residence of the host

Case Summary/Background

- As the condominium is the primary residence of the host and is within an R-7 zone, a Conditional Use Permit is required
- Located on west side of Brent Street between E. Oak and Rufer Avenue
- Adjoined by commercial, semi-public and single-family residential uses
- No on-street parking associated with site; unit has two assigned parking spaces
- Neighborhood meeting held November 21, 2017
- Applicant has submitted required condo association meeting minutes confirming permittal of short-term rentals

Zoning / Form District

Subject property zoning

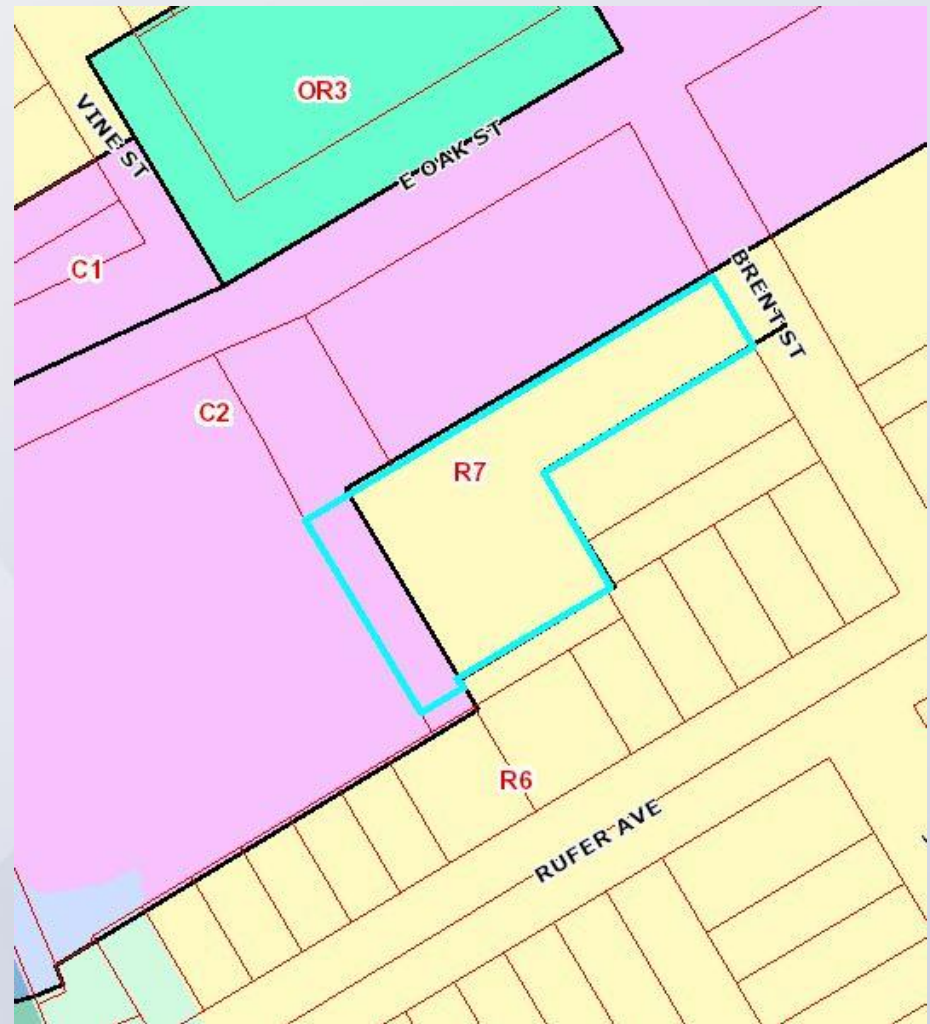
- R-7/C-2

Surrounding properties zoning

- North: C-2
- South: R-6
- East: R-6
- West: C-2

All properties form district

- Traditional Neighborhood



Land Use

Subject Property

- Existing: Multi-family residence
- Proposed: Multi-family residence with CUP for short-term rental

Surrounding Properties

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



Site Photo



Site from Brent Street

Site Photo



Building Front

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 multi-family condominium that is the primary residence of the host
- 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.