

18CUP1042

1704 S. 3rd Street



Louisville Board of Zoning Adjustment Public Hearing

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June 18, 2018

Request

- Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD (LDC 4.2.63)

Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on the west side of S. 3rd Street between W. Bloom and W. Lee Streets
- Adjoined by commercial and single- and multi-family residential uses
- Rental suite on third floor consists of one bedroom and one bathroom; up to six guests are permitted
- Site has two on-street parking spaces on S. 3rd Street and up to four off-street spaces at the rear alley
- Neighborhood meeting held May 10, 2018

Zoning / Form District

Subject Site

Existing: TNZD/

Traditional Neighborhood

Proposed: TNZD/

Traditional Neighborhood w/short-term rental CUP

All Surrounding Sites

TNZD/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential

Proposed: Single-Family Residential w/ CUP for short-term rental

Surrounding Properties

North: Single- and Multi-Family Residential

South: Multi-Family Residential

East: Commercial, Single-Family Residential

West: Single- and Multi-Family Residential



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



Site Photo



Site Photo



Rear Alley

Conclusions

- The proposal meets the standard of review for the requested CUP
- 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 not the primary residence of the host (LDC 4.2.63)
- 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.