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





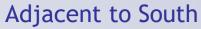




Subject Site











Across to East





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.

