17CUP1097 Short Term Rental

Louisville

Louisville Metro Board of Zoning Adjustment Public Hearing Dante St. Germain, Planner I July 30, 2018

Request

Conditional Use Permit: to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District





Case Summary / Background

- The subject property is located in the Traditional Neighborhood Zoning District in the Old Louisville neighborhood, and is developed as a single-family dwelling.
- The applicant requests a conditional use permit to operate the unit as a short term rental.
- The dwelling has four bedrooms, allowing up to 12 guests.



Case Summary / Background

- There is no alley-accessible off-street parking on the property. There is credit for one on-street parking space in front of the building.
- A neighborhood meeting was held on March 5, 2018 at the subject property with three attendees.



Zoning/Form Districts

Subject Property:

• Existing: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood

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Aerial Photo/Land Use

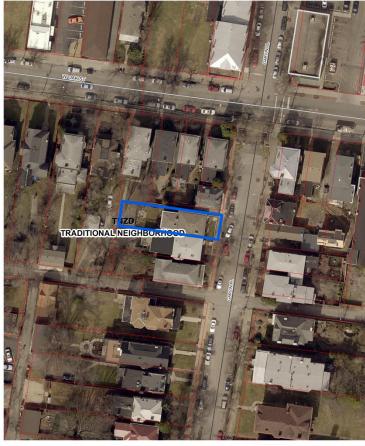
Subject Property:

- Existing: Single Family Residential
- Proposed: Short Term Rental

Adjacent Properties:

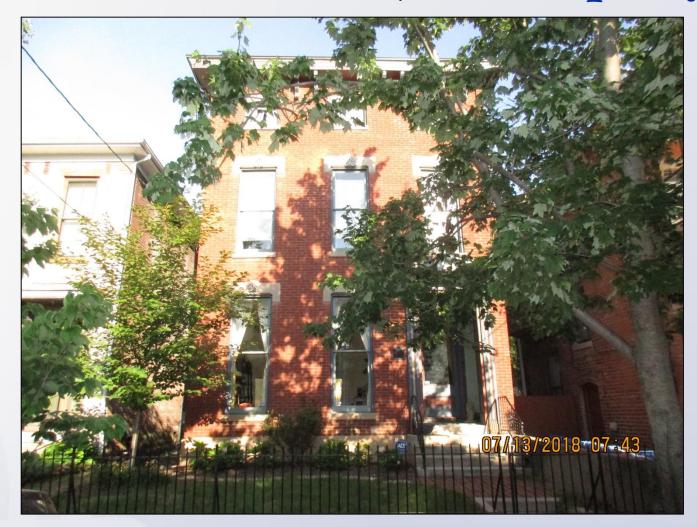
- North: Single Family Residential & Multi Family Residential
- South: Single Family Residential & Multi Family Residential
- East: Multi Family Residential
- West: Single Family Residential











The front of the subject property.





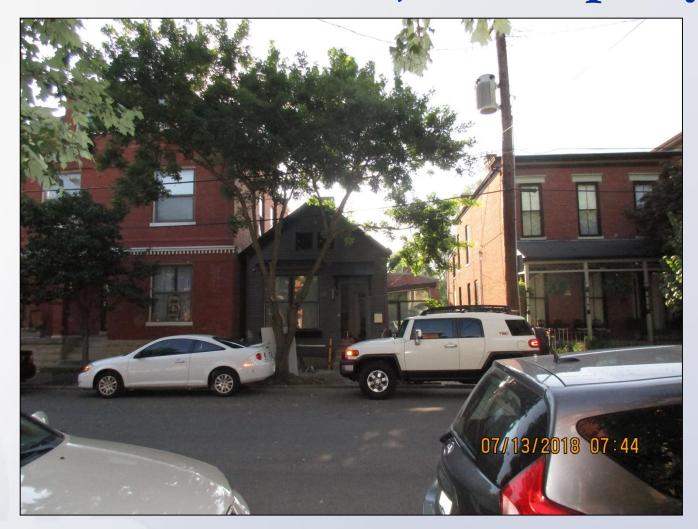
The property to the left of the subject property.

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The property to the right of the subject property.

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The properties across Garvin Place.





The parking in front of the structure.



Conclusions

 Must determine if the proposal meets the standard of review for granting a conditional use permit as established in the Land Development Code, to allow short term rental of the subject property.



Required Actions

 <u>Conditional Use Permit</u>: to allow short term rental of a dwelling unit in the Traditional Neighborhood Zoning District. <u>Approve/Deny/Approve with Conditions</u>



