

# 18CUP1209

## 4117 S. 2nd Street



Louisville Board of Zoning Adjustment Public Hearing

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June 17, 2019

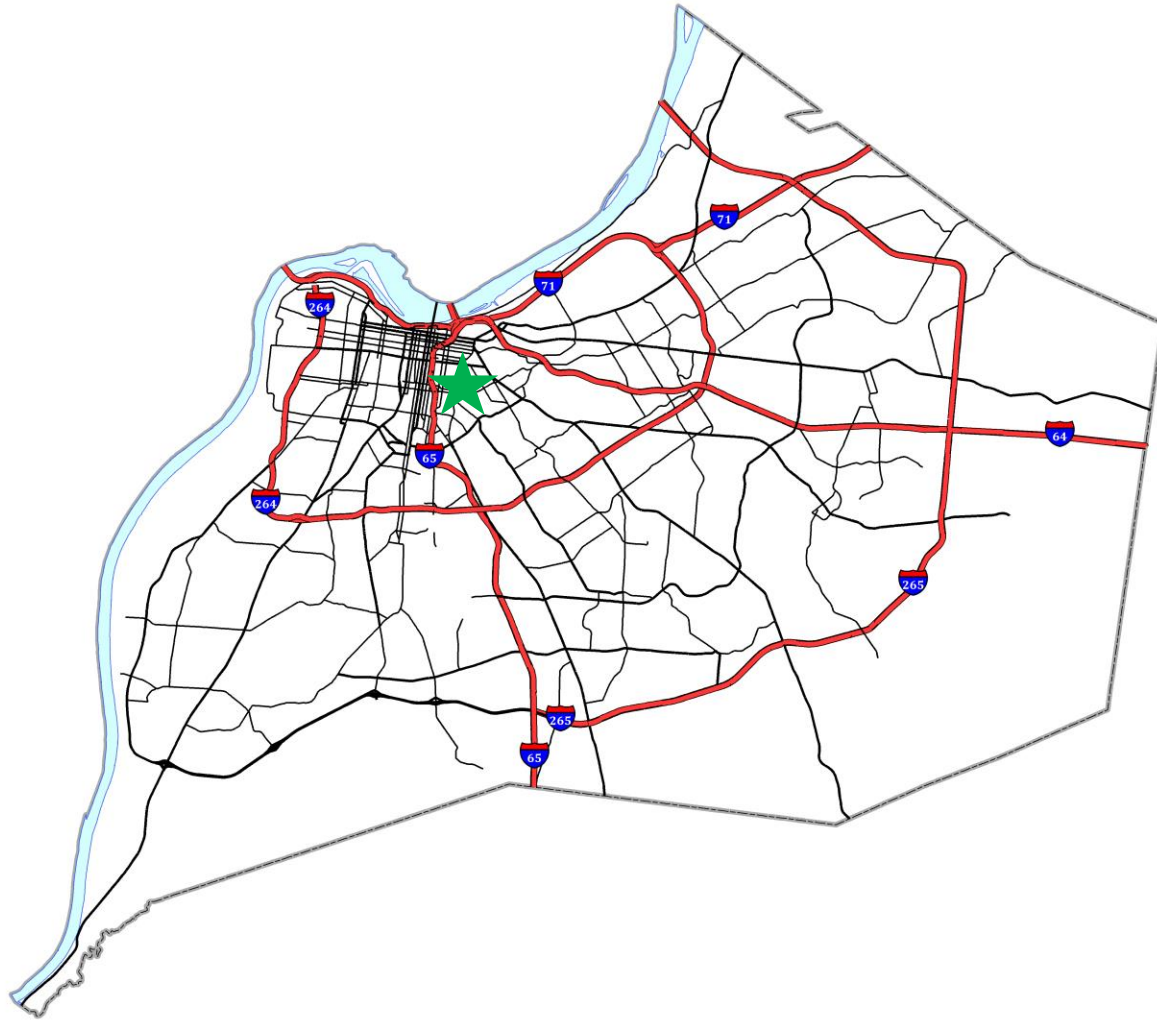
# Request

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

# Case Summary/Background

- Located on the east side of S. 2nd Street between E. Evelyn and W. Fairmont Avenues
- Single-family residence adjoined by the same
- One on-street space; applicant will improve area for three spaces at rear of site off alley
- Neighborhood meeting held on February 26, 2019

# Site Location



# Zoning / Form District

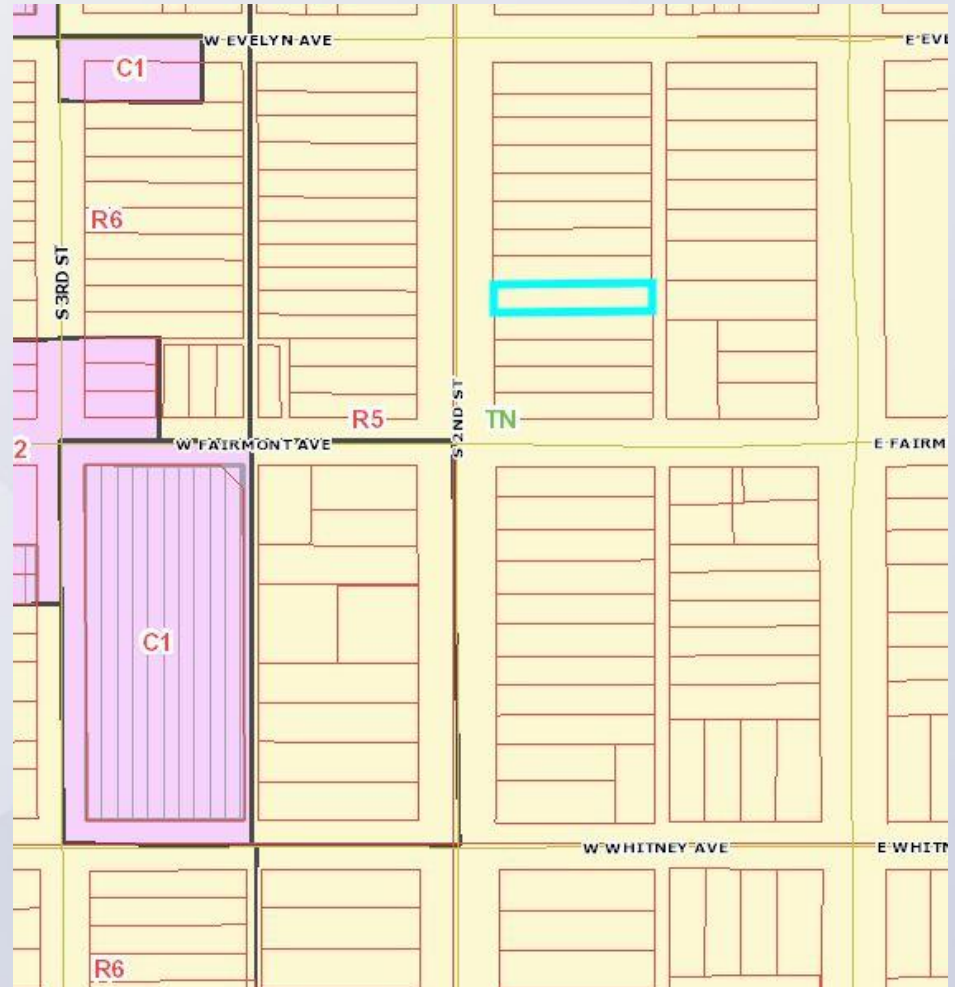
## Subject Site

**Existing:** R-5/Traditional  
Neighborhood

**Proposed:** R-5/Traditional  
Neighborhood w/short-term  
rental CUP

## Surrounding Sites

R-5/Traditional Neighborhood





# Land Use

## Subject Property

**Existing:** Single-Family Residence

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

## Surrounding Properties

Single-Family Residences





# Proximity Map

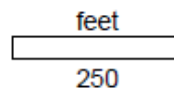
Map Created: 06/05/2019



Proximity Map  
Case # 18CUP1209

## Legend

-  Buffer
-  Subject Site



# Site Photo



Site Frontage



# Site Photo





# Site Photo





# Site Photo





# Site Photo



Rear at Alley



# 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 not the primary residence of the host (LDC 4.2.63)
- **Condition of Approval**
  1. Before the subject dwelling unit may be used for short-term rental purposes, the applicant will improve an area at the rear of the property, accessible from the rear alley, with a hard and durable surface sufficient to accommodate parking for three vehicles. This parking area shall be required to meet all applicable Metro regulations and shall be inspected and approved by staff prior to use.