

# 19CUP1076

## 604 Floral Terrace



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

August 5, 2019

# Request

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

# Case Summary/Background

- Located at the southwest corner of S. 6th Street and Floral Terrace
- Single-family residence; five bedrooms permit up to 12 guests
  - Basement: One bedroom
  - Second Floor: Three bedrooms
  - Third Floor: One bedroom
- Adjoined by a mix of single- and multi-family residential and commercial uses
- Two on-street parking spaces
- Neighborhood meeting held on May 30, 2019

# Zoning / Form District

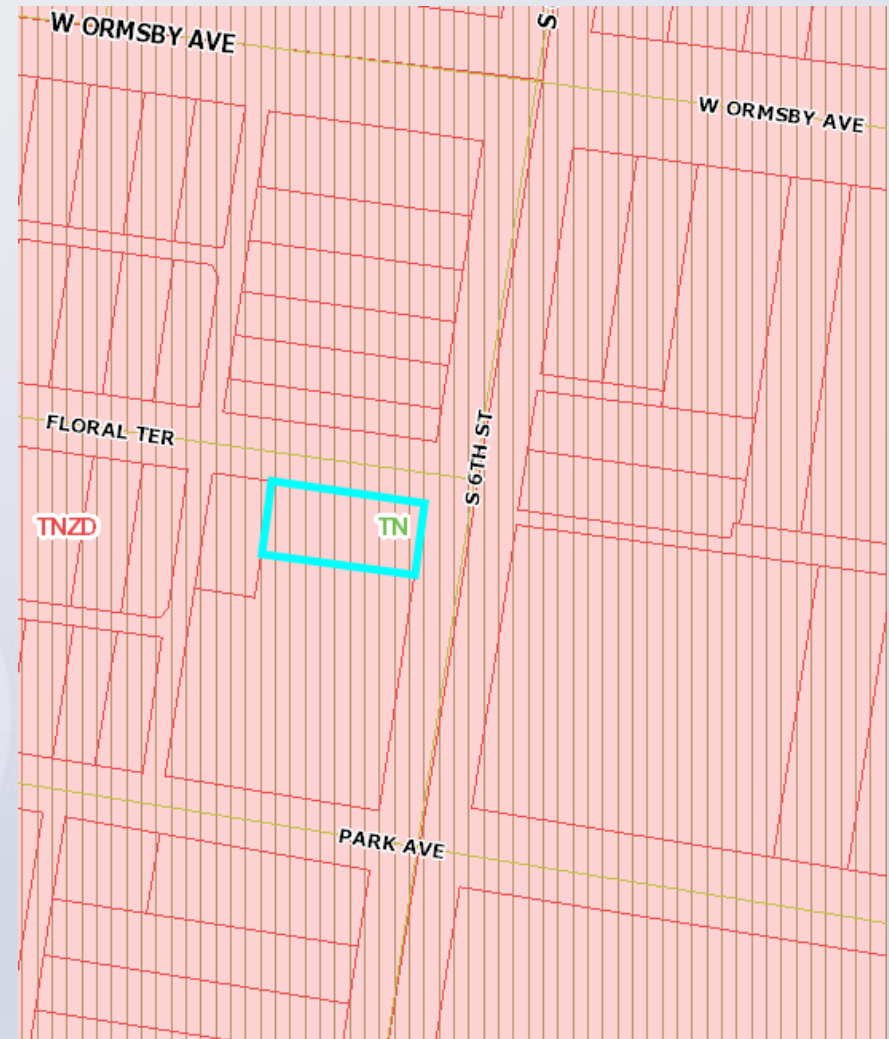
## Subject Site

**Existing:** TNZD/Traditional  
Neighborhood

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

## Surrounding Sites

TNZD/Traditional Neighborhood  
w/short-term rental CUP



# Land Use

## Subject Property

**Existing:** Single-Family Residence

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

## Surrounding Properties

**North/South:** Multi-Family Residential

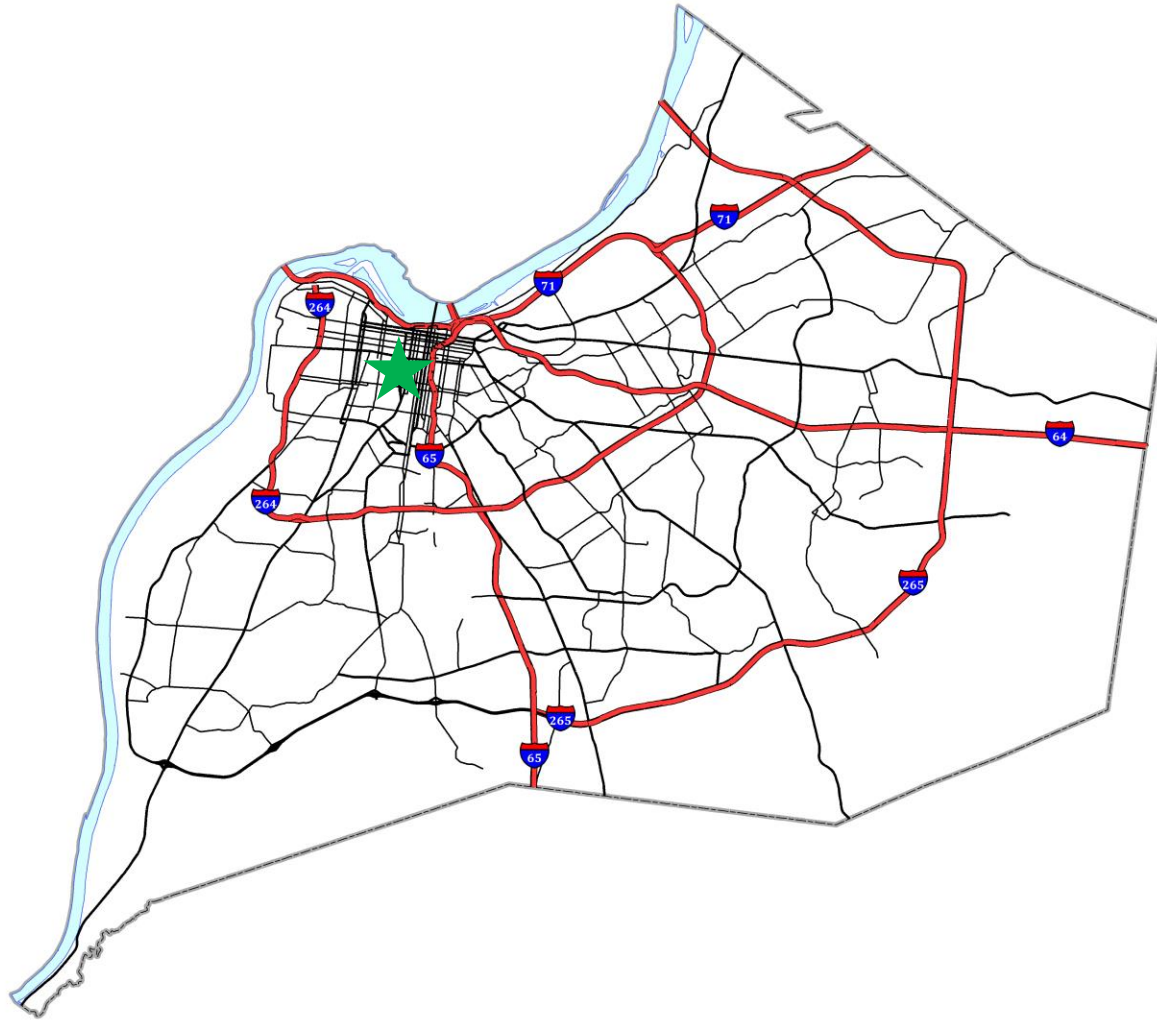
**West:** Single-Family Residential

**East:** Commercial





# Site Location



Map Created: 07/25/2019

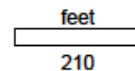


**Legend**

-  Subject Site
-  Approved
-  Buffer



**19CUP1076  
Proximity Map**



Copyright (c) 2019, LOUISVILLE AND JEFFERSON  
COUNTY METROPOLITAN SEWER DISTRICT (MSD),  
LOUISVILLE WATER COMPANY (LWC),  
LOUISVILLE METRO GOVERNMENT AND  
JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA). All Rights Reserved.

This map is subject to change upon the Board of Zoning Adjustment granting approvals to other  
Short Term Rental Conditional Use Permits.



# Site Photo





# Site Photo





# Site Photo





# Site Photo





# Site Photo





# Site Photo



# 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 in the TNZD (LDC 4.2.63)