19CUP1071
1414 S. Brook Street

Louisville Board of Zoning Adjustment Public Hearing

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September 9, 2019

Request

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

- **Condition of Approval** requiring the owner of the property to live in the other dwelling unit

Case Summary/Background

- Located on the west side of S. Brook Street between E. Magnolia and E. Burnett Avenues in the TNZD

- Duplex residence; CUP requested for third-floor efficiency unit
  - LDC regulations permit up to 2 guests
  - Condition of Approval requires that property owner reside in other unit

- Adjoined by a mix of single- and multi-family residential uses

- One on-street parking space; garage not available for guest use

- Neighborhood meeting held on May 23, 2019
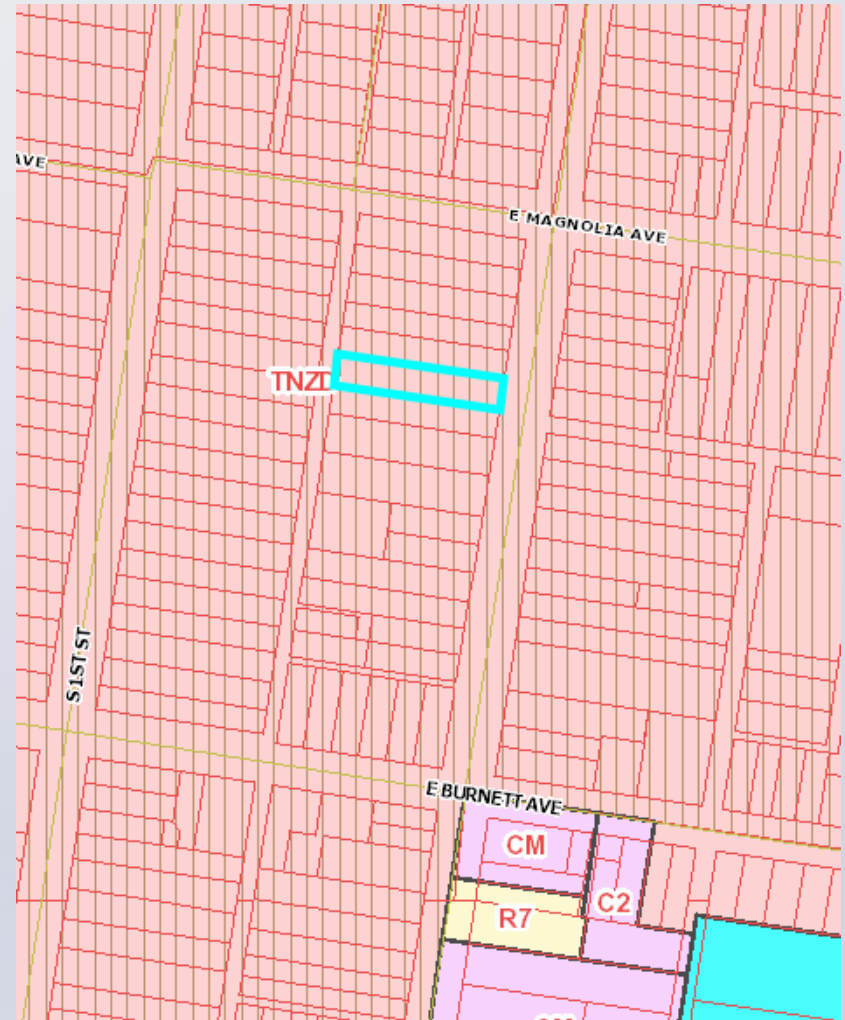
Zoning / Form District

Subject Site

Existing: TNZD/Traditional Neighborhood

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

Surrounding Sites

TNZD/Traditional Neighborhood

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Land Use
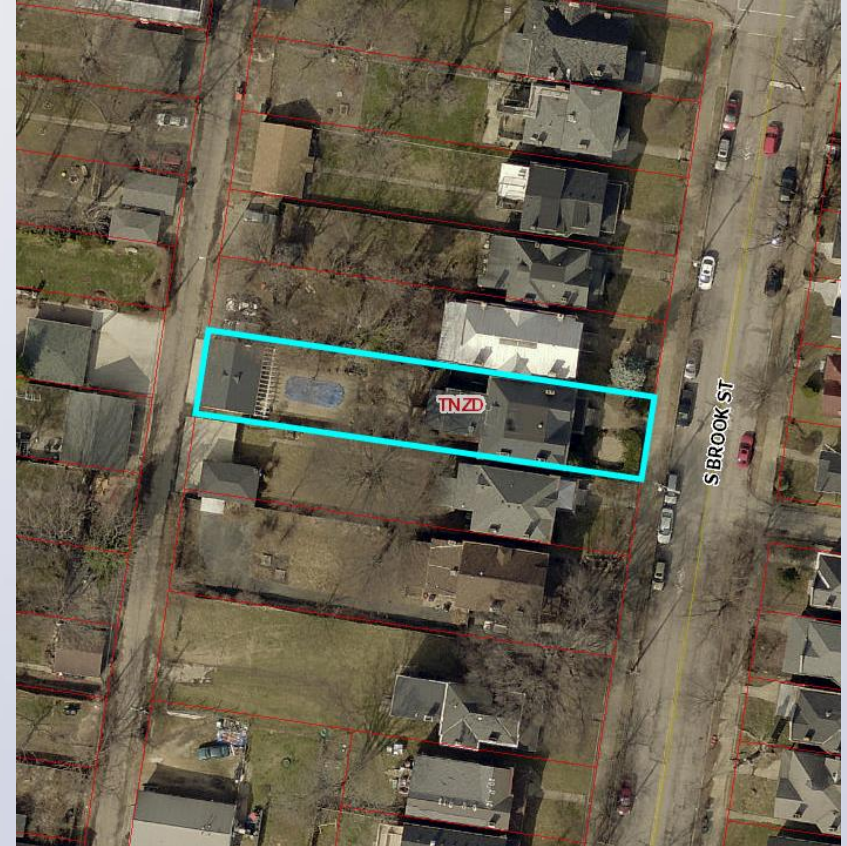
Subject Property

Existing: Duplex Residence

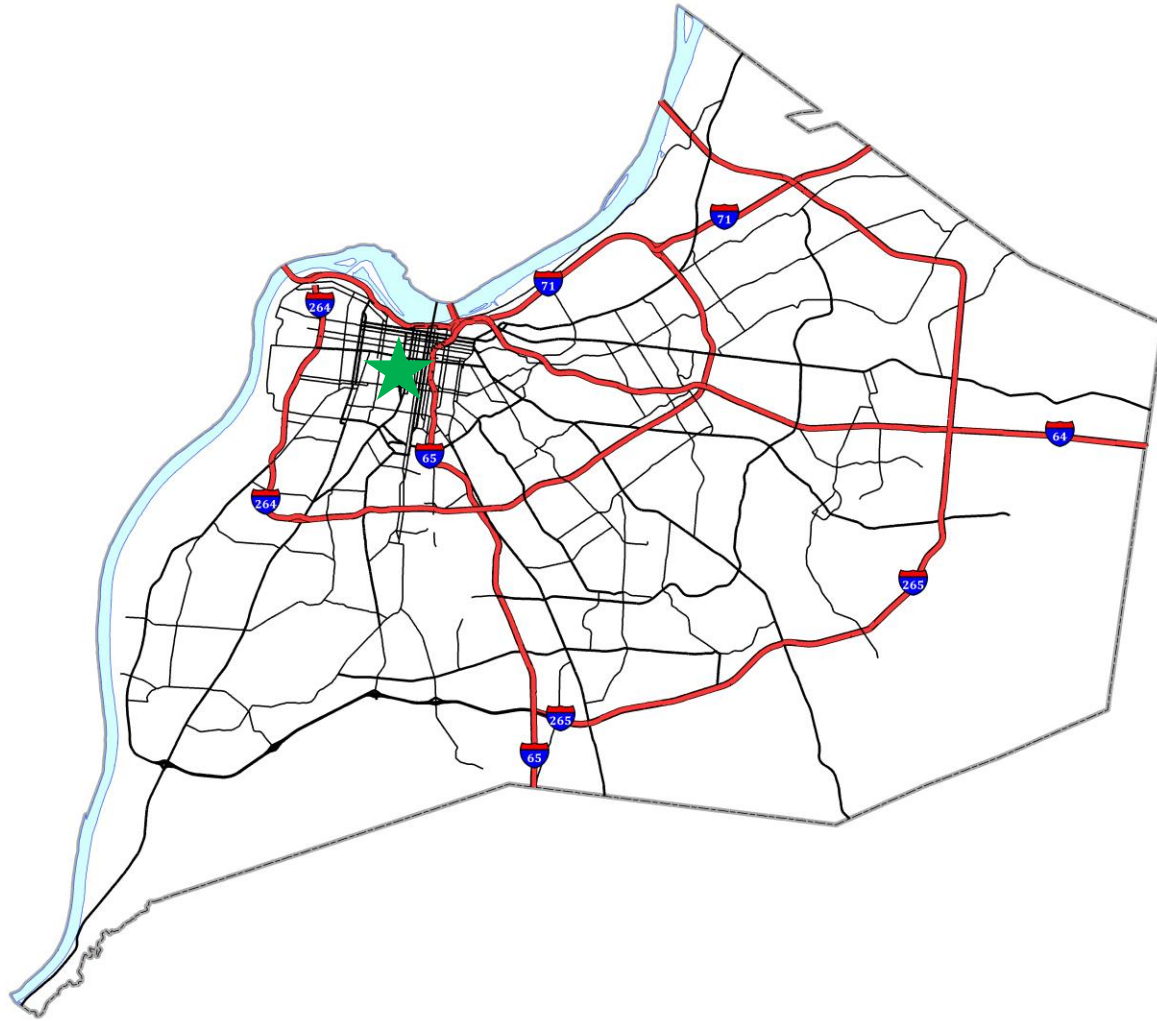**Proposed:** Duplex Residence w/ CUP
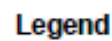for short-term rental

Surrounding Properties

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

Site Location

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Site Photo

Subject Site

Site Photo

Adjacent to North

Site Photo

Adjacent to South

Site Photo

Across to East

Site Photo

Rear at Alley

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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

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Required Action

Approve or Deny

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

- **Condition of Approval**

   1.The dwelling unit approved for short-term rental use, located on the third floor of the residence, may be used for that purpose only if the dwelling unit located on the first and second floors is occupied by the owner of the property.