

19-CUP-0284

214 East Saint Catherine Street



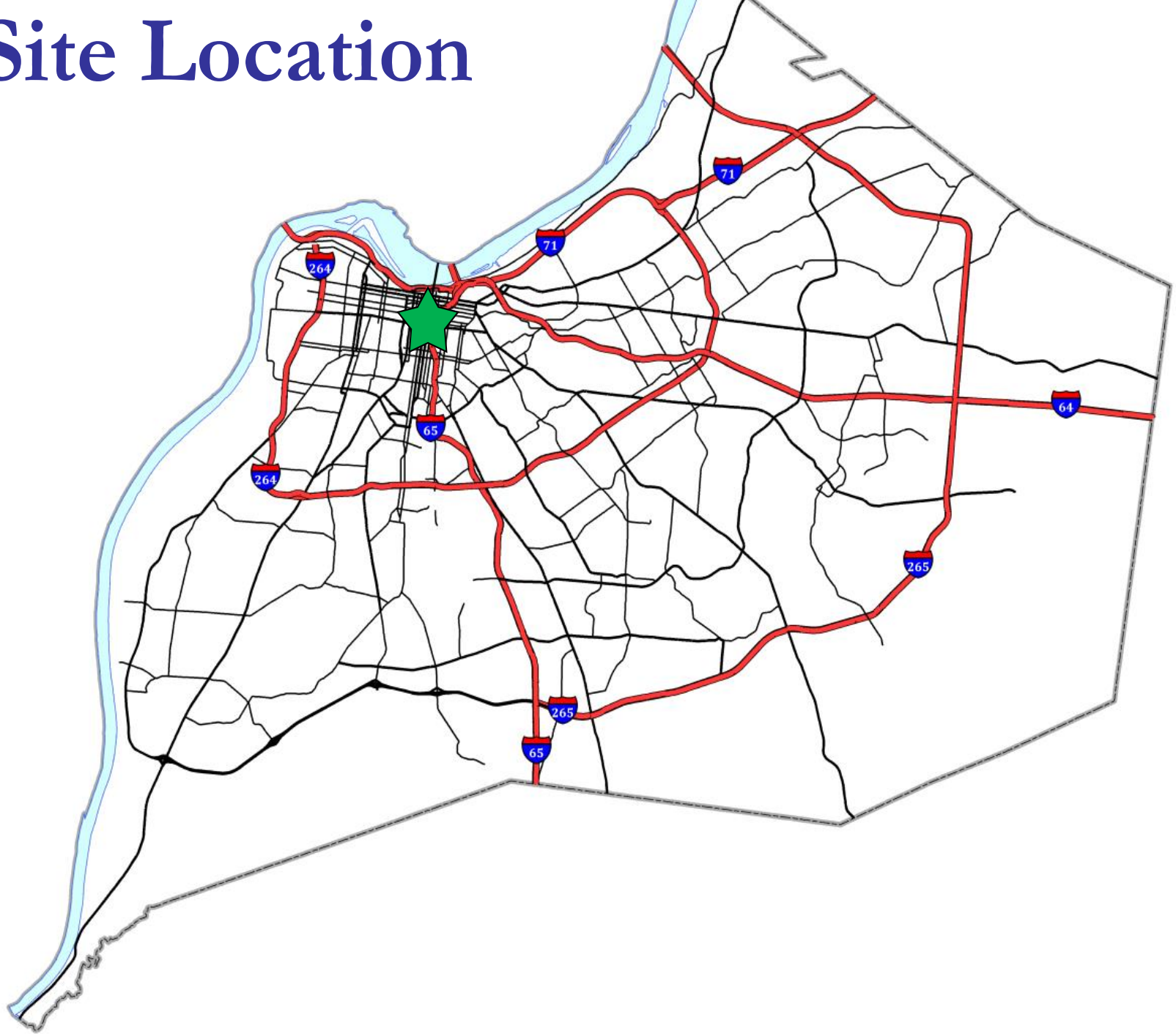
**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Steve Hendrix, Planning Coordinator
March 2, 2020**

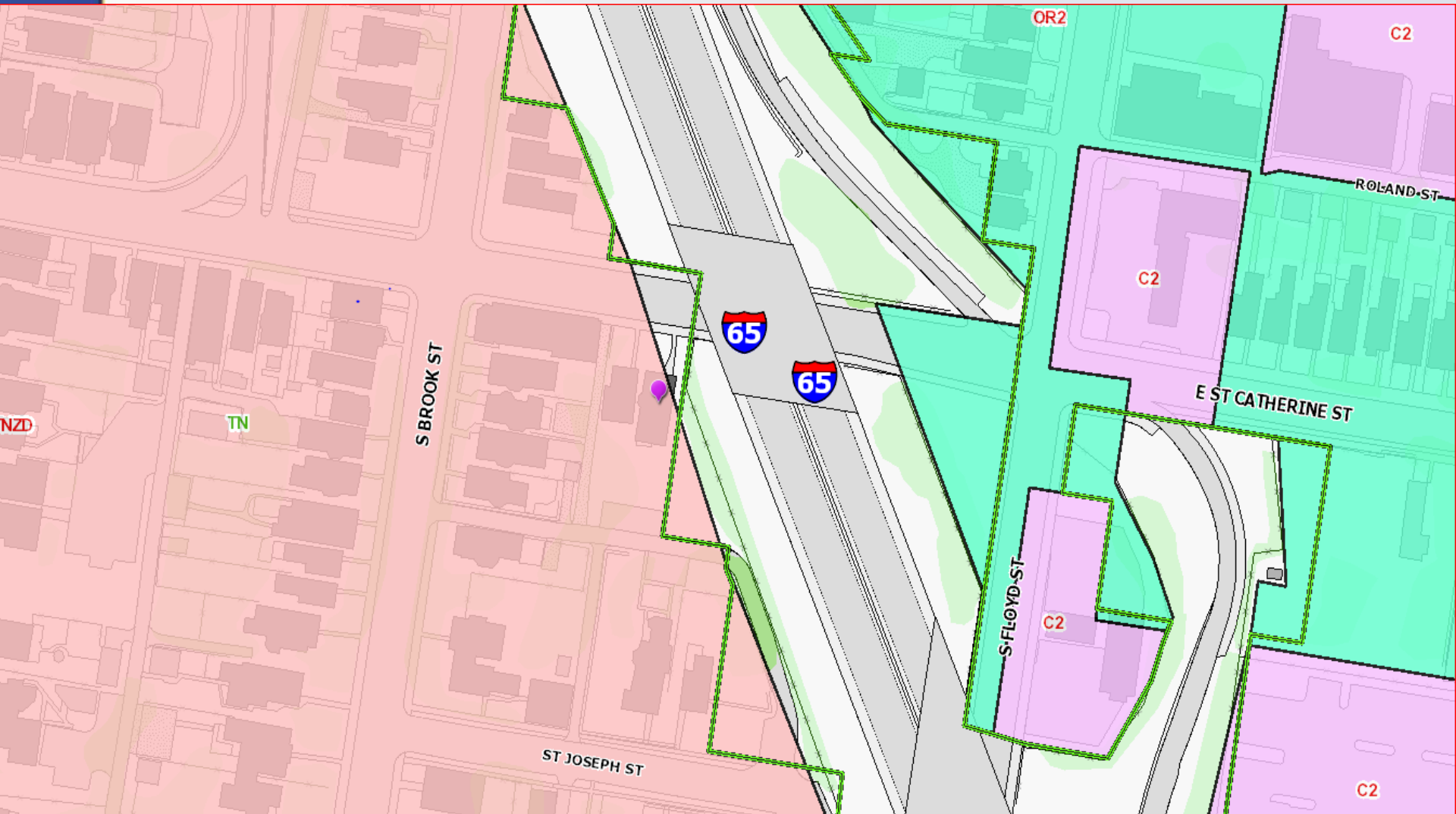
Request

Conditional Use Permit to allow a short term rental of one dwelling unit of a duplex that is not the primary residence of the host in a Traditional Neighborhood Zoning District with an Additional Condition of Approval and relief from Item D. of the listed requirements.(LDC 4.2.63).

Site Location

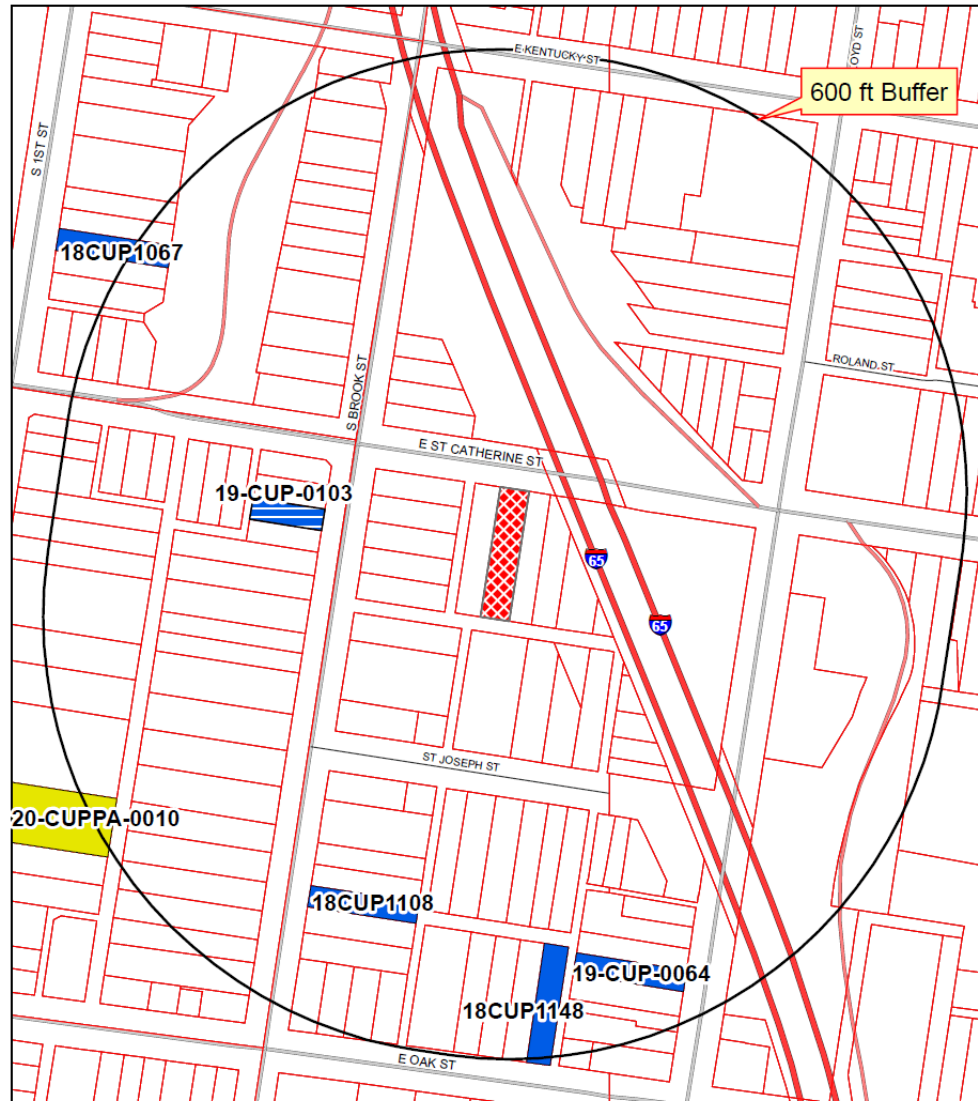


Zoning Map




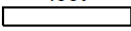
Aerial Map





Legend

-  Buffer
-  Subject Site
-  Approved
-  Host Occupied
-  Pending

Proximity Map
Case # 19-CUP-0284
 feet

 175

 **LOJIC**
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 COUNTY METROPOLITAN SEWER DISTRICT (MSD),
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 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.



Front of property



02/21/2020 10:55

Structure to the west



I-65 to the east



02/21/2020 10:55

Rear of Duplex



Rear Parking



Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

Duplex– Short Term Rental for one of the units.

0.165 acres

2,264 square feet total

2 Bedrooms, 6 Total Guests

Parking: 3 off-street parking spaces, 40 feet of street frontage

Neighborhood Meeting on November 26, 2019, with 1 invitee in attendance who had concerns about the number of units

Duplex Condition of Approval

Relief from Item D. of the Listed Requirements.

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 Land Development Code for the requested Conditional Use Permit with the additional Condition of Approval that the Short Term Rental is on the first floor of the duplex and relief of Item D. of the listed requirements.

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of one dwelling unit of a duplex that is not the primary residence of the host in a Traditional Neighborhood Zoning District (LDC 4.2.63) with an added condition of approval and relief from Item D. of the Listed Requirements.
- **Added Condition of Approval:**
- The subject Conditional Use Permit for short term rentals shall apply only to the dwelling unit located on the first floor at 214 East Saint Catherine Street. A modification of the Conditional Use Permit shall be required before short term rentals can be operated in the second floor unit, whether instead of or in addition to the first floor unit.