

20-CUP-0003
1450 South Third Street



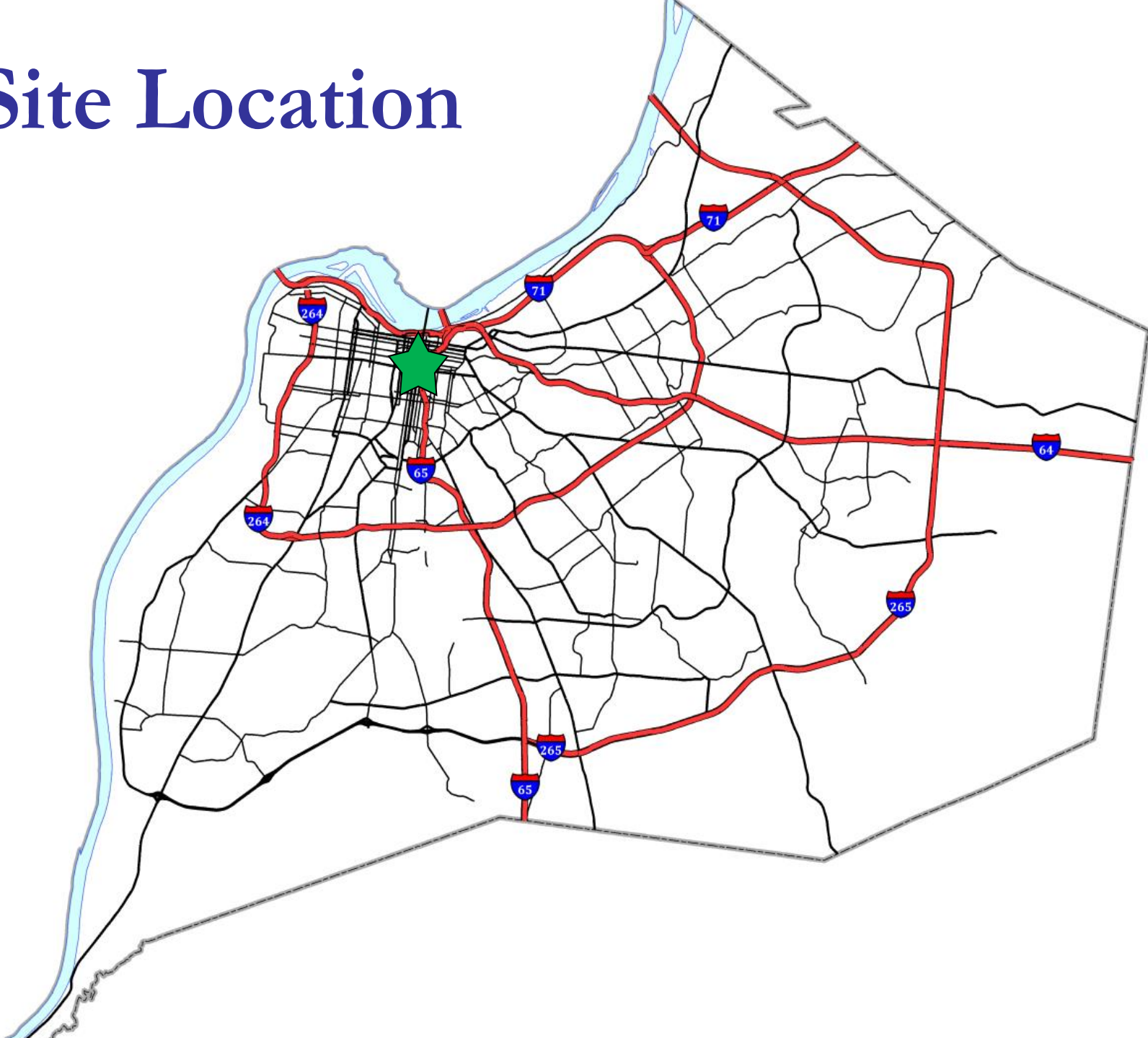
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
March 2, 2020

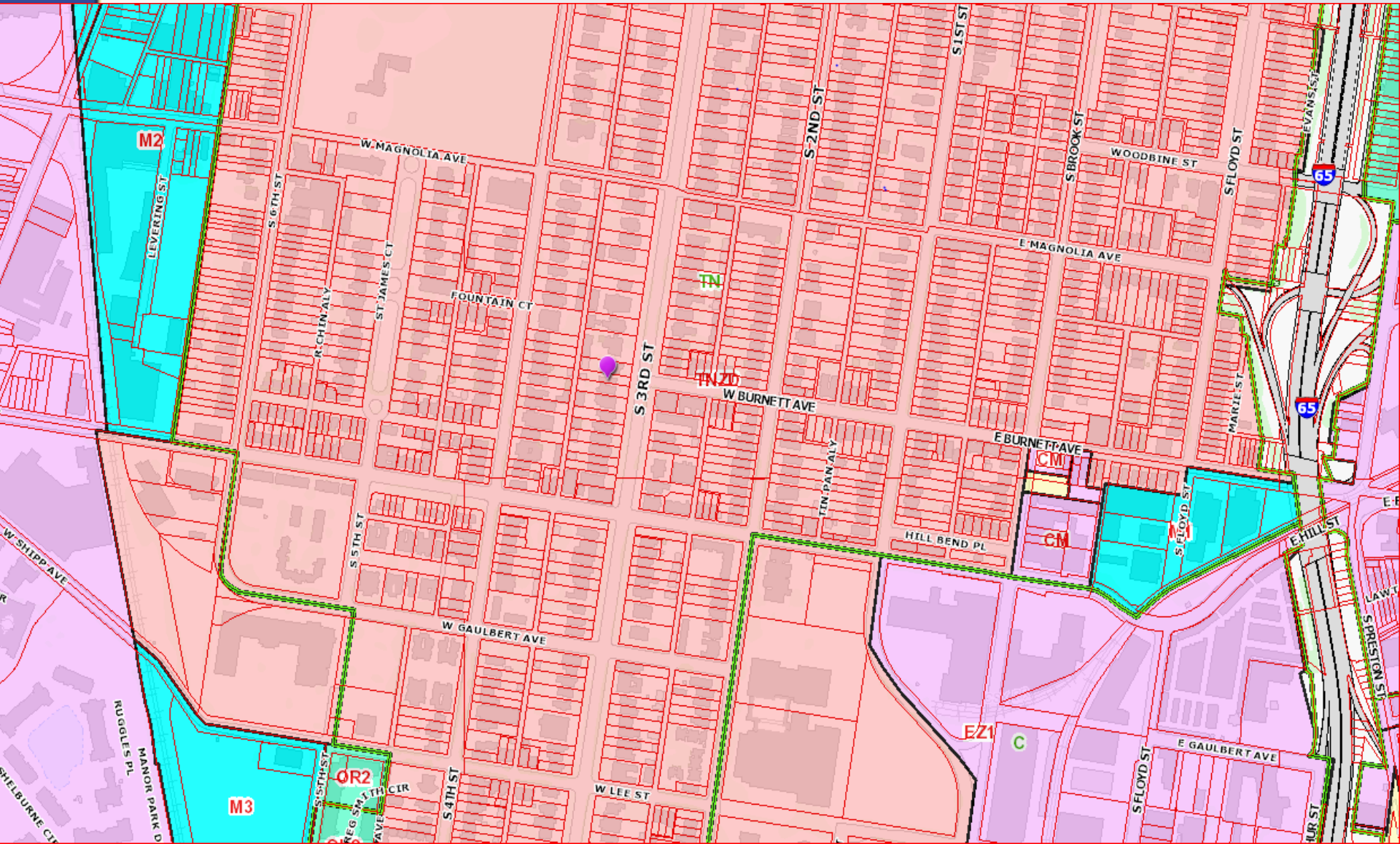
Request

Conditional Use Permit to allow a short term rental of a single family dwelling unit that is the primary residence of the host in the TNZD. (LDC 4.2.63)

Site Location



Zoning Map







Aerial Map

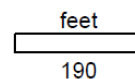




Legend

-  Subject Site
-  Approved
-  Pending
-  Buffer

Proximity Map Case # 20-CUP-0003



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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 the house



02/21/2020 11:43

Properties across the street



Street View



Garage



Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.146 acres

2,264 square feet

3 Bedrooms--- 8 guests allowed,

Parking: 4 parking spaces on site

32 feet of street frontage along South Third Street

Neighborhood Meeting on December 3, 2019, with 1 invitee in attendance, does not plan to oppose.

No Open Enforcement Case.

The owner have agreed to the condition of maintaining primary residence at 1450 South Third Street.

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 Condition of Approval of maintaining primary residency at 1450 South Third Street.

Required Action

Approve or Deny

Conditional Use Permit to allow short term rental of a single family dwelling unit that is the primary residence of the host in the TNZD (LDC 4.2.63) with added condition of approval.

Added Condition of Approval:

The Host of record for the short term rental shall maintain his primary residence in the dwelling unit on the subject property.

In the event that the Host establishes primary residence on another property, he must immediately cease conducting short term rentals on the subject property.

A new conditional use permit shall be required to allow short term rentals on the property that is not primary residence of the owner.