

19-CUP-0103
1104 South Brook Street



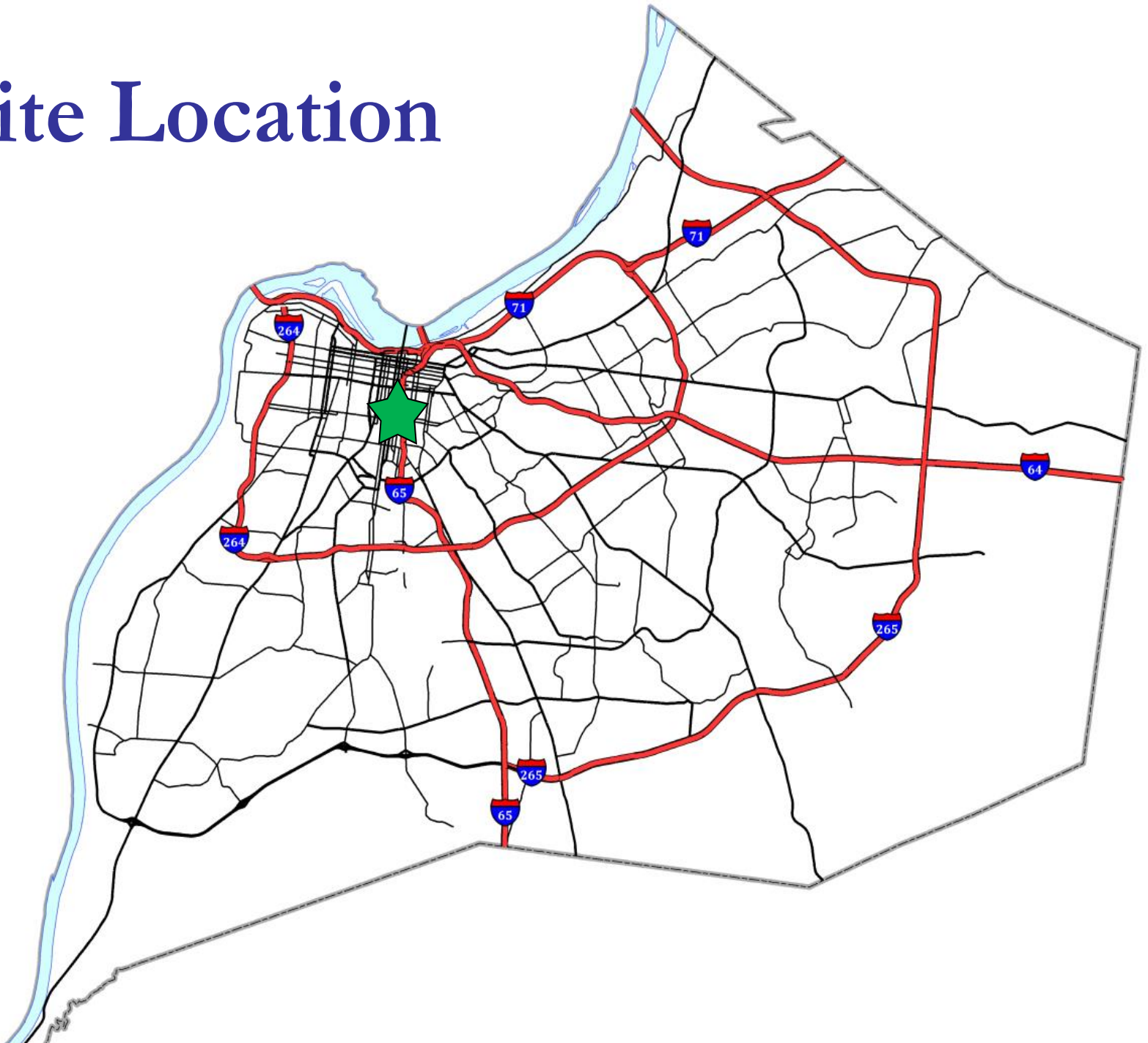
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
October 21, 2019, April 6, 2020 & June 29, 2020

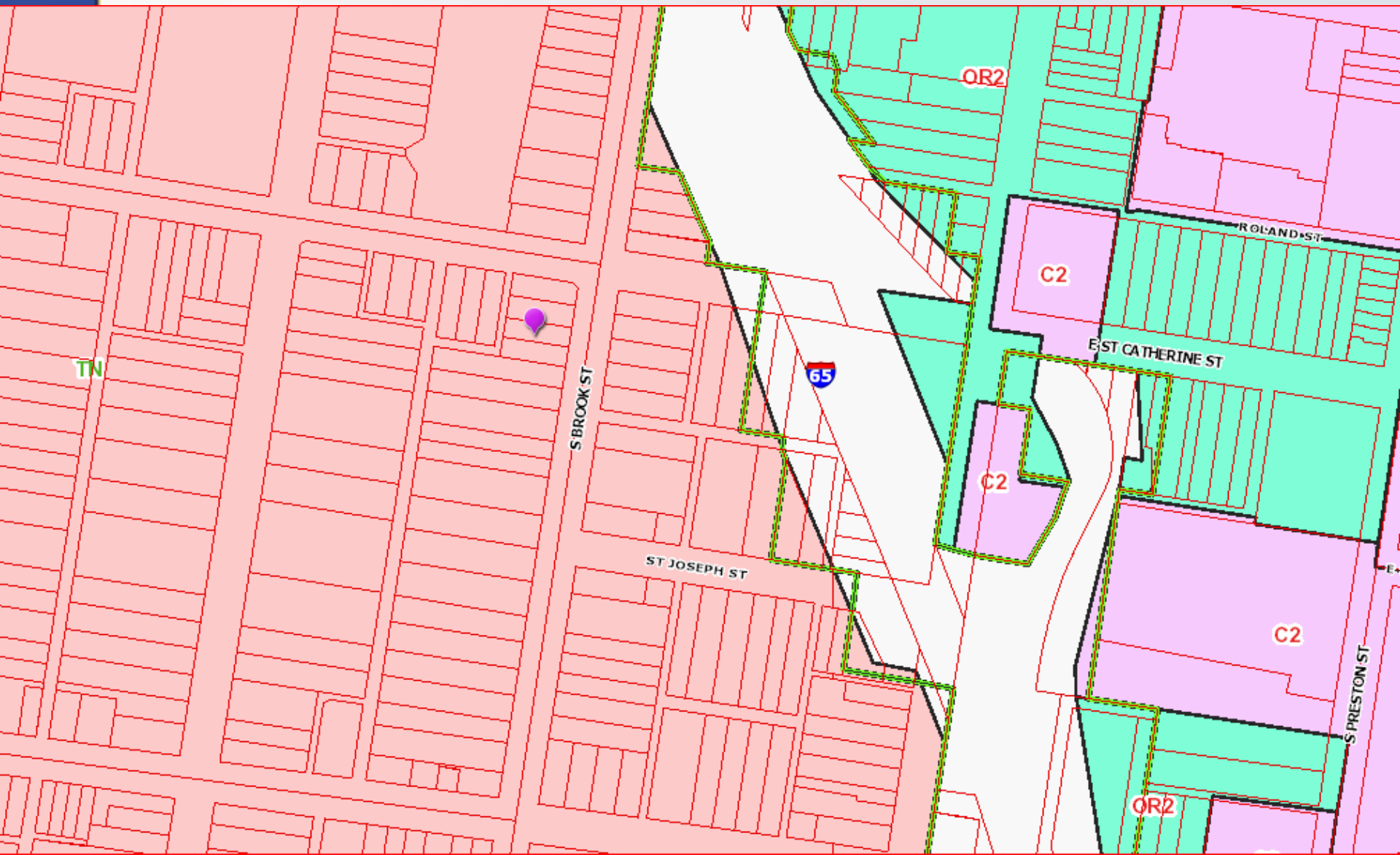
Request

Conditional Use Permit to allow a short term rental of the first floor dwelling unit of a duplex that is not the primary residence of the host.
(LDC 4.2.63)

Site Location

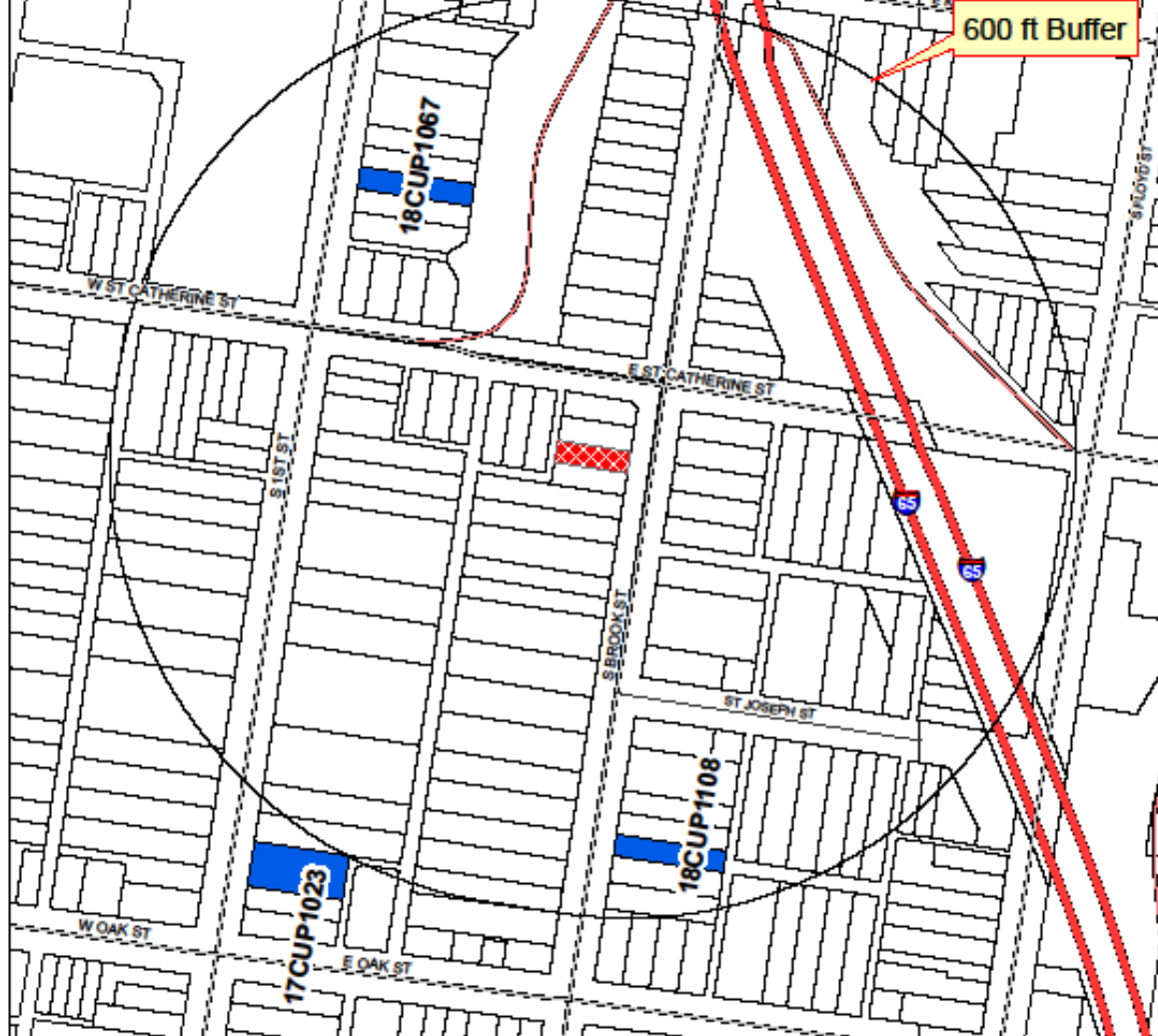


Zoning Map



Aerial Map





Legend

-  Buffer
-  Subject Site
-  Approved

Proximity Map #19-CUP-0103

feet
250



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



Case Summary / Background

Zoned—TNZD, Traditional Neighborhood Zoning District

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.067 acres

Duplex:

Applicant resides on the second floor

Short Term Rental on the first floor

2 Bedrooms--- 6 guests allowed

Parking: 1 parking credit on the street, 1 at the rear of the property

No open enforcement cases.

Neighborhood Meeting on August 1, 2019, with one invitee in attendance.

There are 3 Short Term Rentals within 600 feet

Front of house



Houses to the north



Houses to the south



Rear of property



Street View



10/04/2019 14:18

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 and relief from the listed requirement, 4.2.63.D.

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of the first floor dwelling unit of a duplex that is not the primary residence of the host (LDC 4.2.63) with relief of listed requirement D.