

20-CUP-0018
1233 South Sixth Street



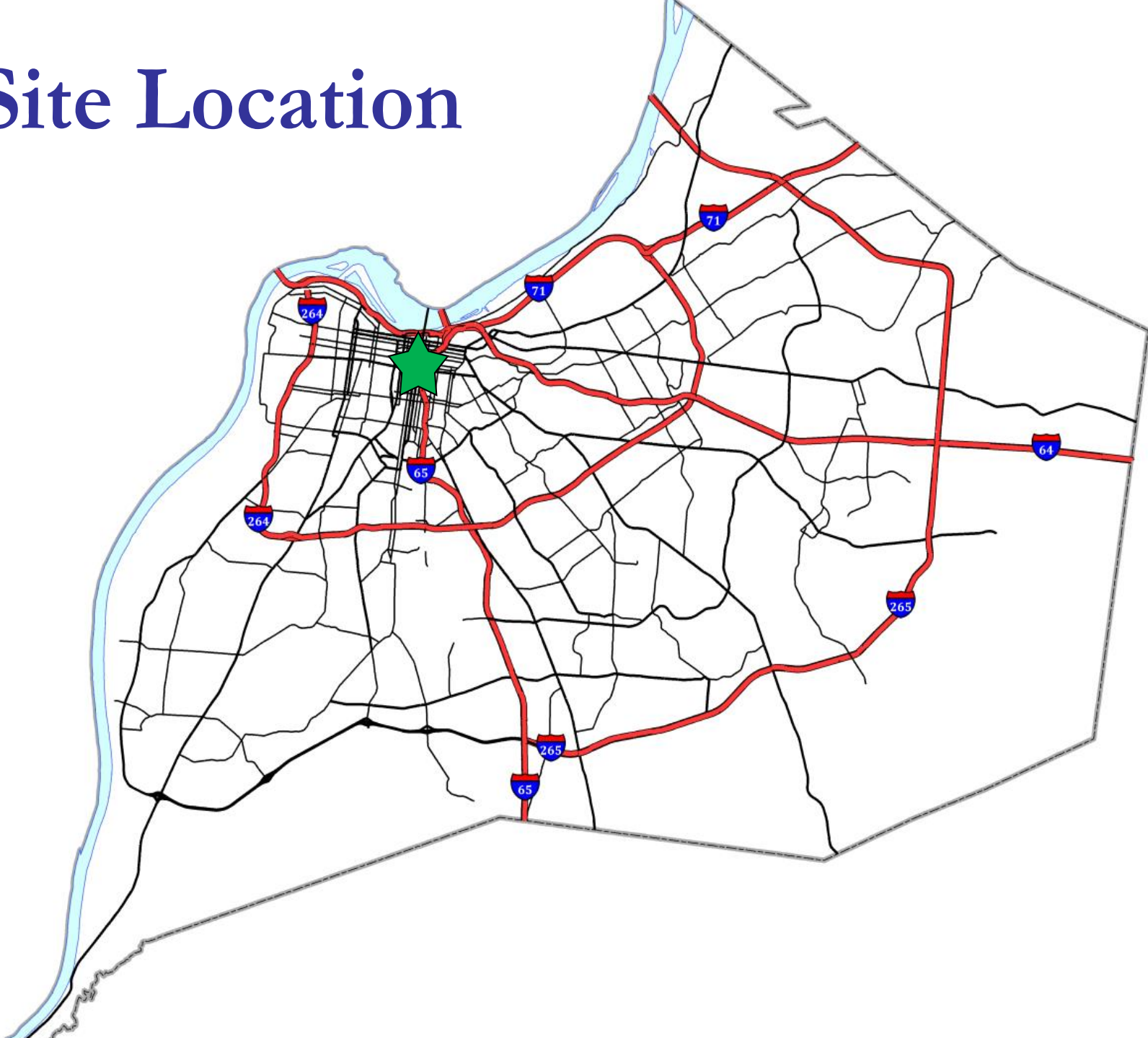
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
June 29, 2020

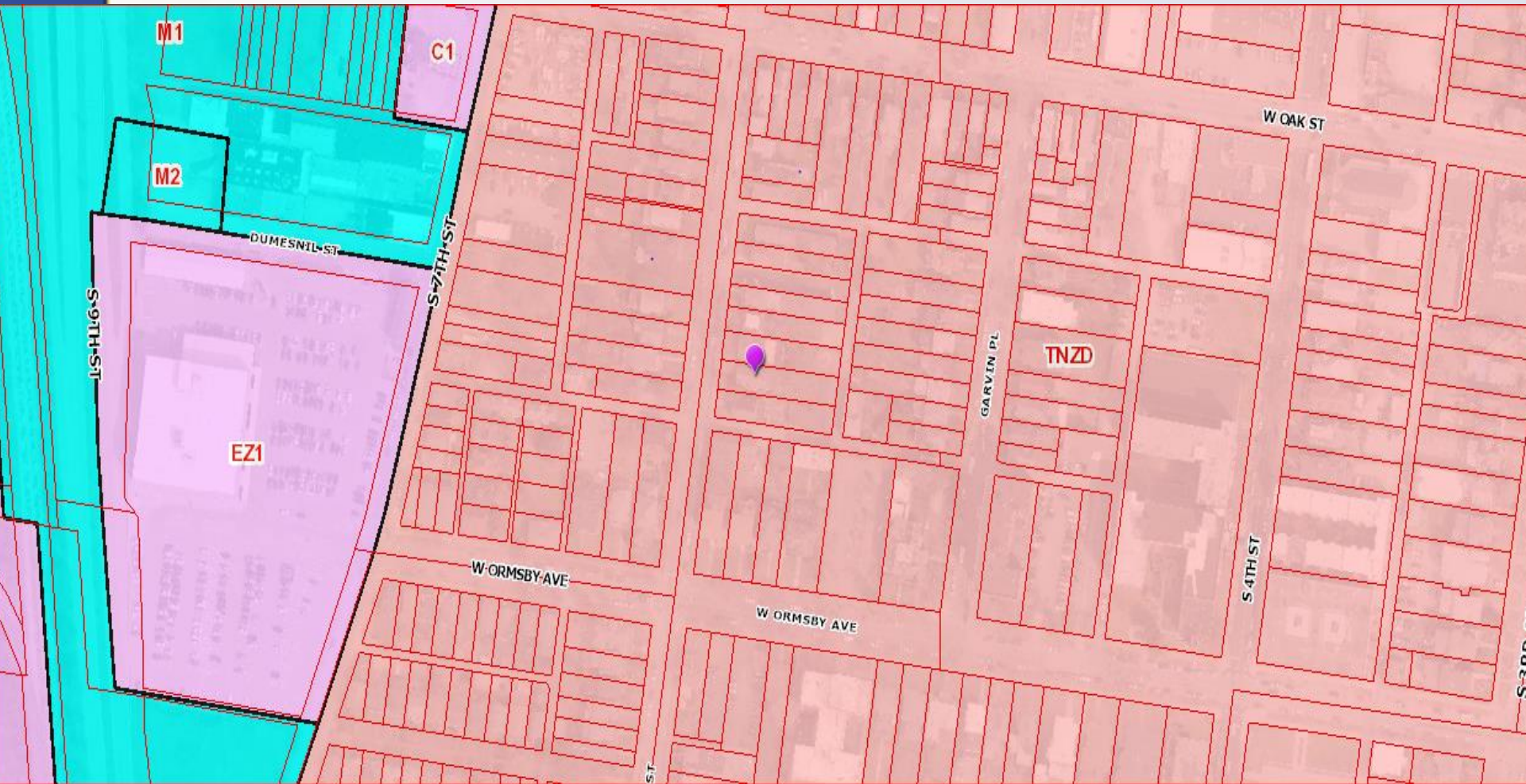
Request

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
-  Approved/Host
-  Pending
-  Buffer



20-CUP-0018 Proximity Map

feet

190



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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 (middle)



South Sixth Street view



Backyard



Garage



03/06/2020 16:59

2nd Floor Master



2nd Floor Bedroom



3rd Floor Bedroom



3rd Floor Bedroom



Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.188 acres

3,656 square feet

4 Bedrooms--- 10 guests allowed, Owner limiting to 4 couples.

Parking: 3 car garage

40 feet of street frontage along South Third Street

Neighborhood Meeting on December 9, 2019, applicant stated no concerns.

No Open Enforcement Case.

Applicant has agreed to the condition of maintaining primary residency at 1233 South Sixth 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 1233 South Sixth 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 Conditions of Approval.

Conditions of Approval (2):

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.

Required Action

The conditional use permit for this short term rental shall allow up to four (4) bedrooms.

A modification of the conditional use permit shall be required to allow additional bedrooms.