

**20-CUP-0131**  
**1413 South Second Street**



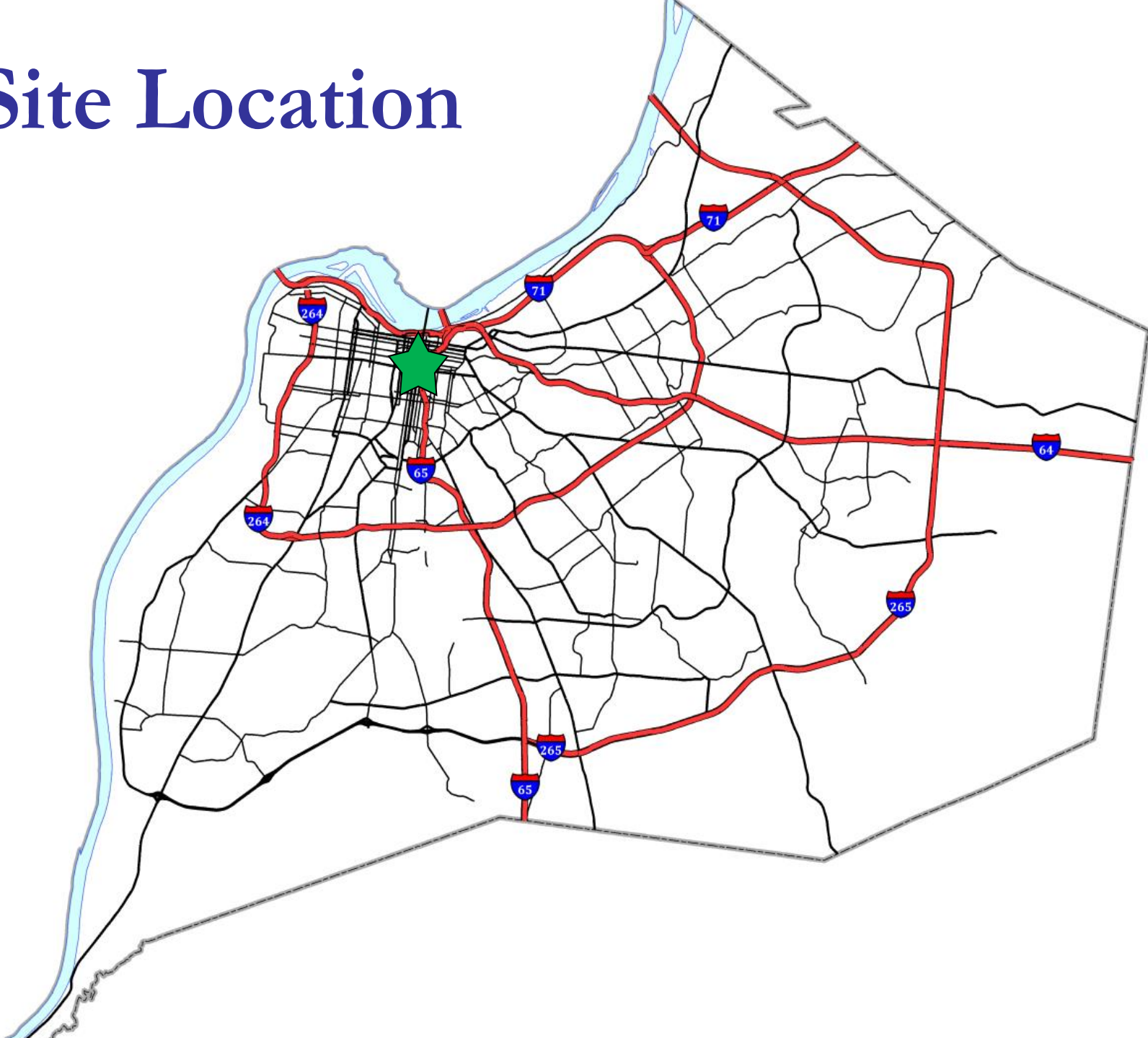
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

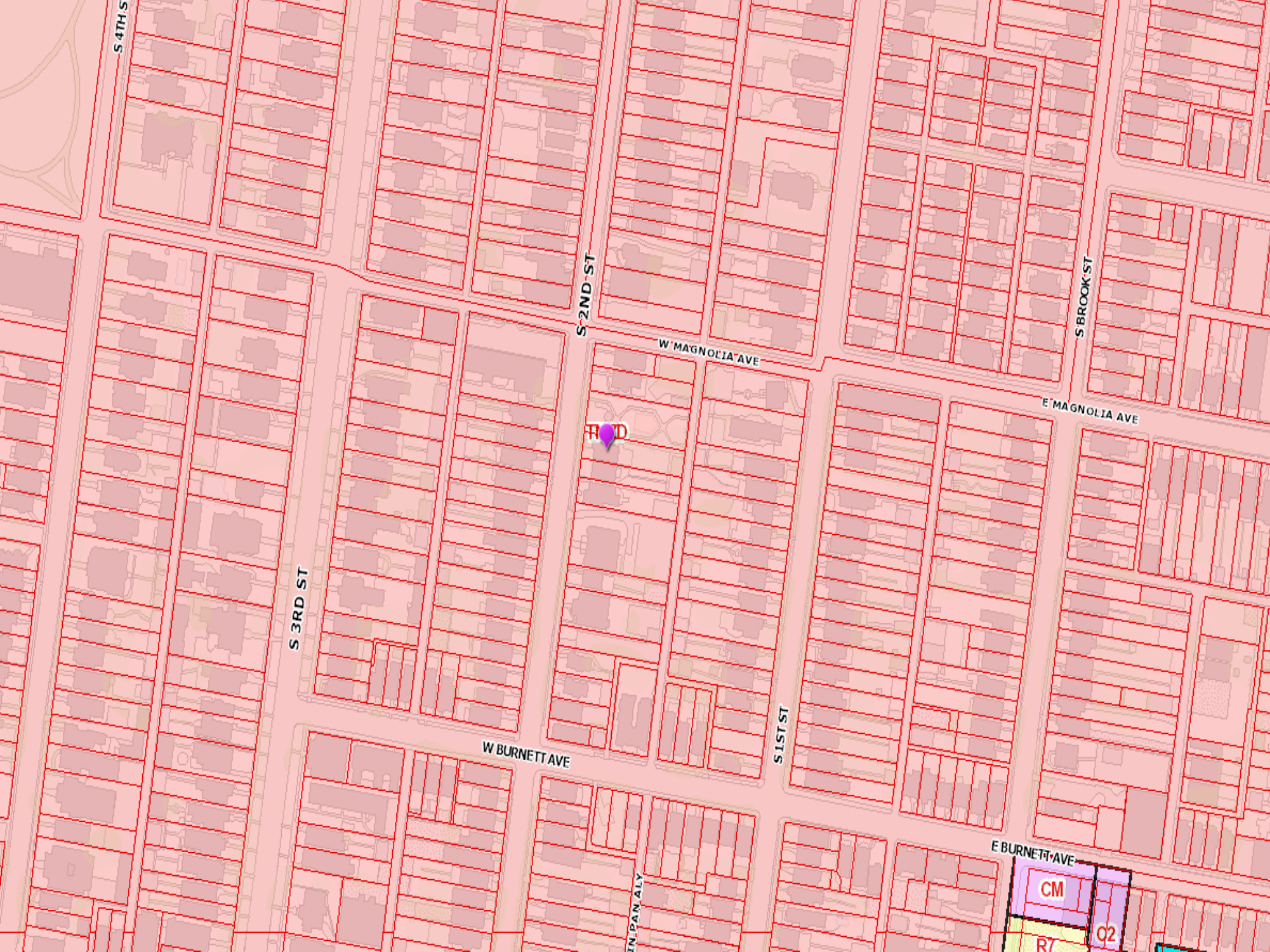
**Steve Hendrix, Planning Coordinator**  
**December 7, 2020**

# 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)**

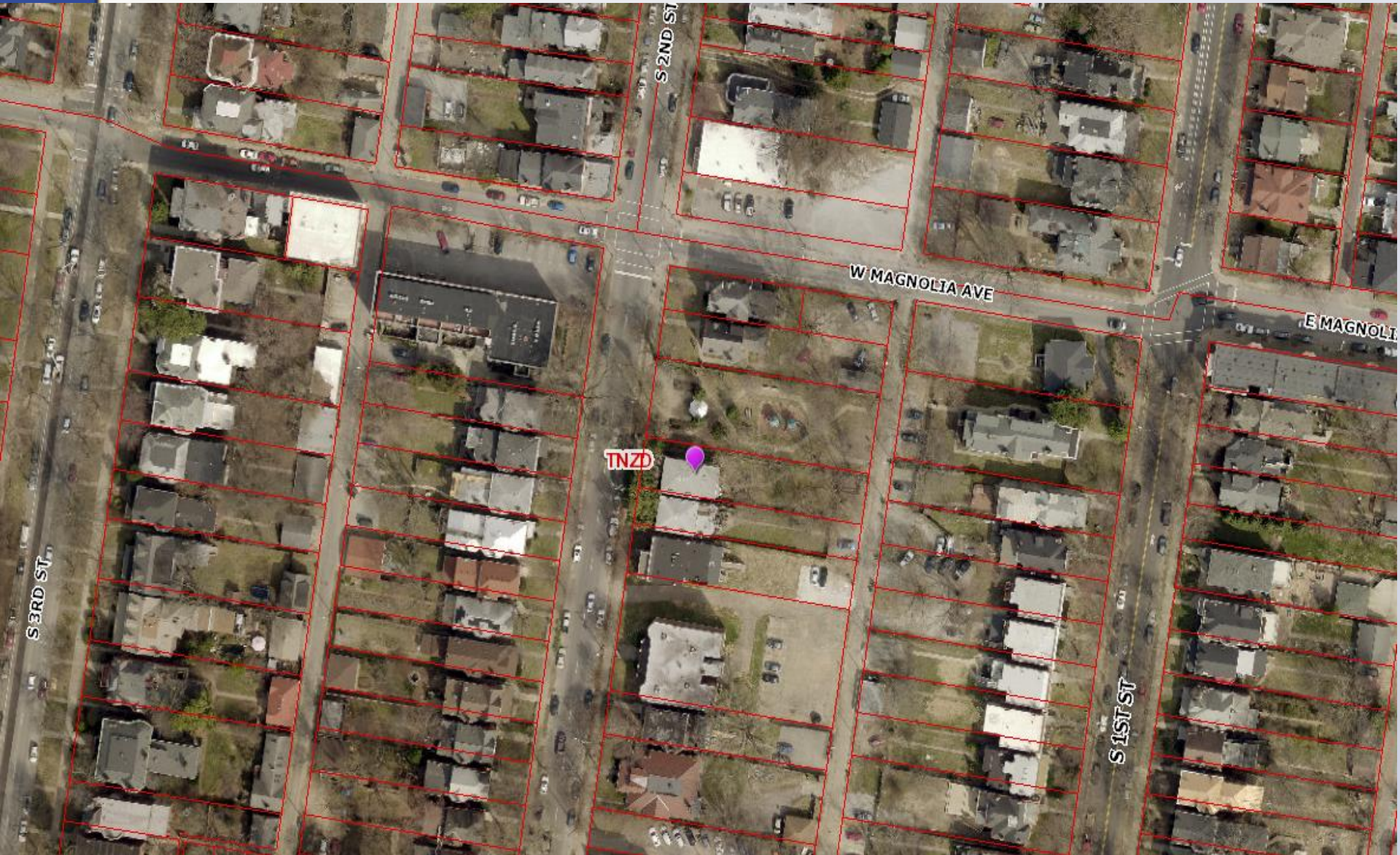
# Site Location







# Aerial Map





# Aerial



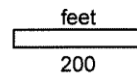


### Legend

-  Subject Site
-  Approved
-  Approved/Host
-  Buffer



### 20-CUP-0131 Proximity Map



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),  
LOUISVILLE WATER COMPANY (LWC),  
LOUISVILLE METRO GOVERNMENT and  
JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA). All Rights Reserved.

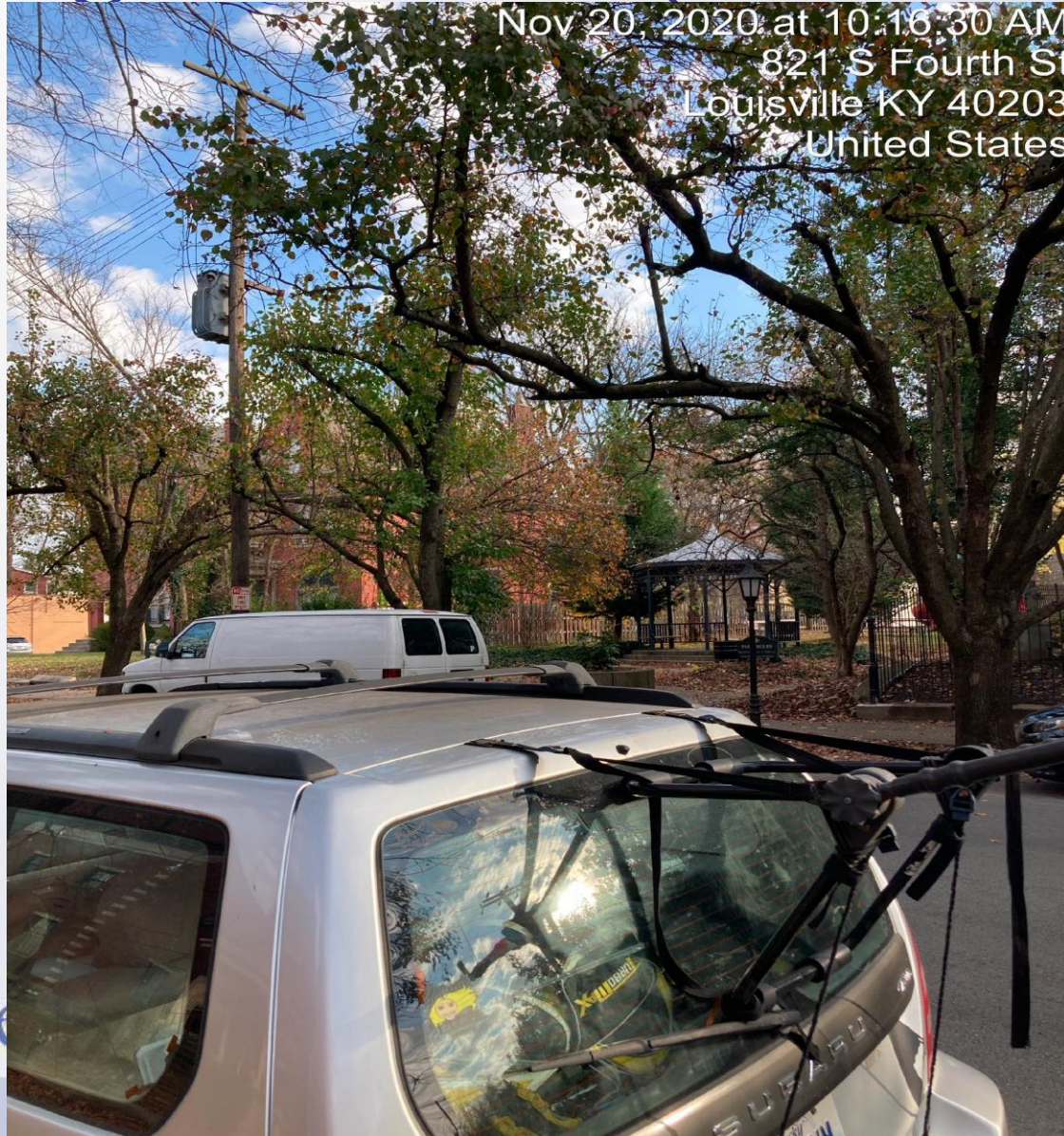


# Front of the house





# Magnolia Park (north of site)





# Properties to the south

Nov 20, 2020 at 10:16:34 AM

821 S Fourth St

Louisville KY 40203

United States





# Properties across the street

Nov 20, 2020 at 10:16:49 AM  
821 S Fourth St  
Louisville KY 40203  
United States





# View from alley

Nov 20 2020 at 10:20:06 AM  
821 S Fourth St  
Louisville KY 40203  
United States





# Case Summary / Background

Zoned – Traditional Neighborhood Zoning District, (TNZD)

Traditional Neighborhood Form District

Old Louisville Neighborhood

0.18 acres

3,007 square feet

6 Bedrooms--- 14 guests allowed; to be rented 3-4 times a year,  
a portion or whole house

Parking: 3 spaces off alley

40 feet of street frontage along South Second Street

Neighborhood Meeting on July 7, 2020, one attendee, after  
explanation and tour, did not appear to have any concerns

Letter of support from 1415 South Second Street

Applicant has agreed to the condition of maintaining primary  
residency at 1413 South Second 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 along with the additional Conditions of Approval.



# 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 additional Conditions of Approval.

### **Additional Conditions of Approval:**

1. The Host of record for the short term rental shall maintain their primary residence in the dwelling unit on the subject property. In the event a primary residence is established on another property, short term rentals on the subject property must cease.
2. The Conditional Use Permit for this short term rental shall allow up to six (6) bedrooms. A modification of the Conditional Use Permit shall be required to allow additional bedrooms.