

**21-CUP-0048**  
**1352 S. 1<sup>st</sup> Street, Unit 1**



**Louisville Board of Zoning Adjustment Public Hearing**

**Zach Schwager, Planner I**

**May 3, 2021**

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

# Case Summary/Background

- The site is located on the west side of S. 1st Street in between E. Ormsby Avenue and E. Magnolia Avenue in Old Louisville.
- There is an existing two-story residential structure with two dwelling units.
- The applicant lives in the second-floor unit and is proposing to use the first-floor unit as a short term rental.

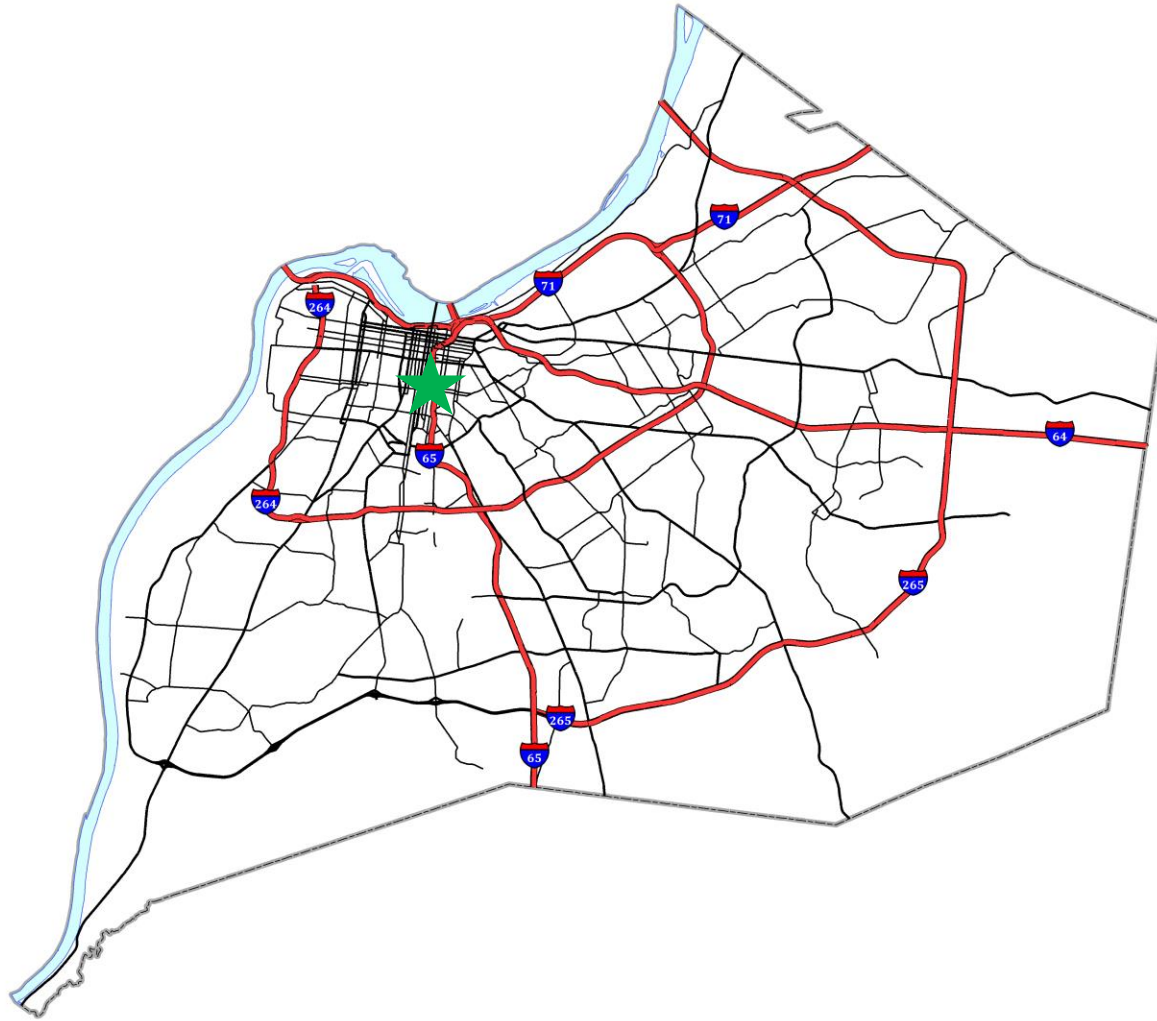
# Case Summary/Background

- It is zoned TNZD Traditional Neighborhood Zoning District and is surrounded by single and multi-family uses.
- PVA lists the existing structure as a single-family residence; however, the property is mapped for single or two-family residential.

# Case Summary/Background

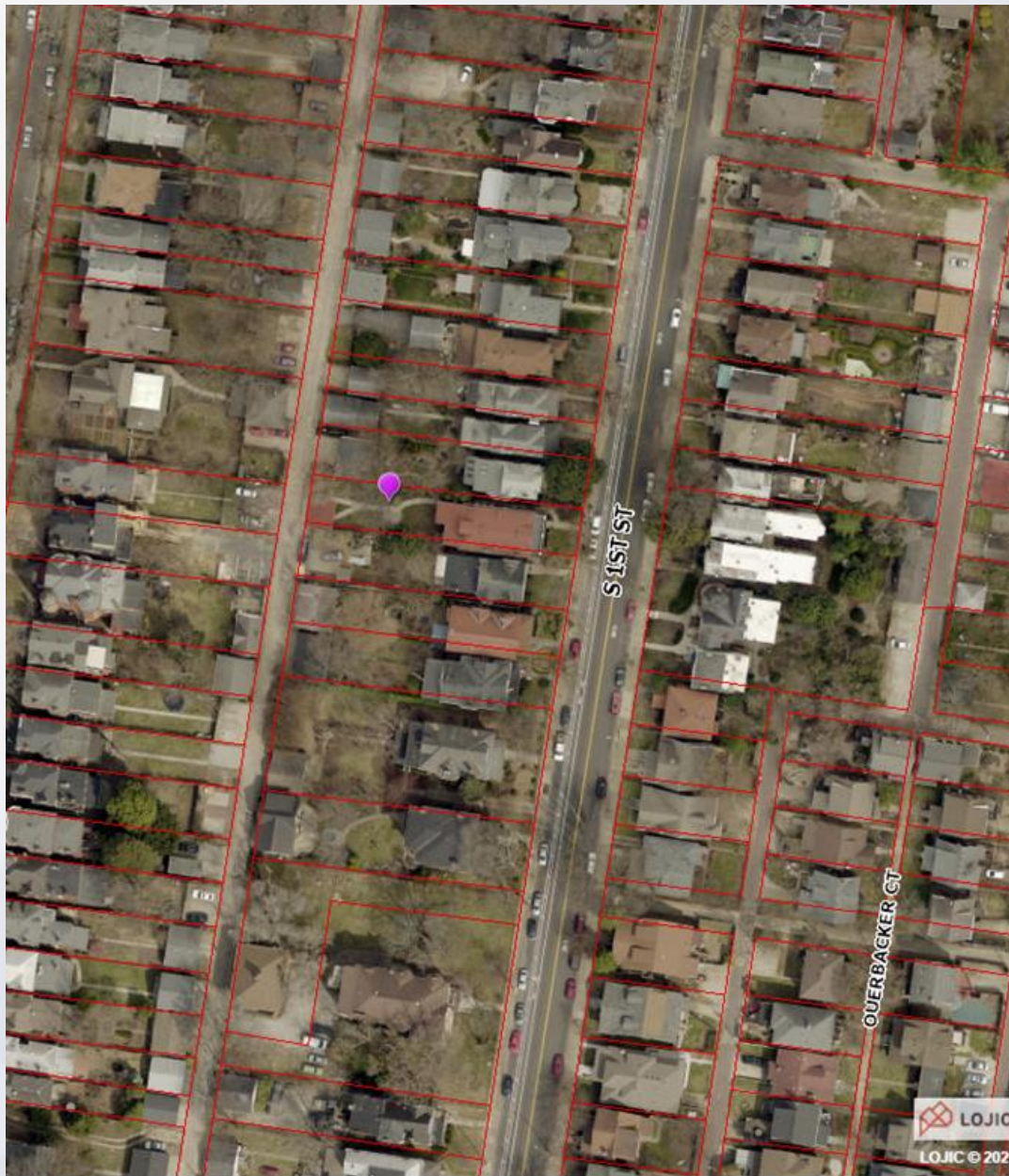
- The applicant has shown that there are two bedrooms in the residence.
- LDC standards credit the site with two on-street parking spaces and there is a two-car garage on the alley.
- In addition, there appears to be available parking in the area.
- Neighborhood meeting held on March 24, 2021.

# Site Location

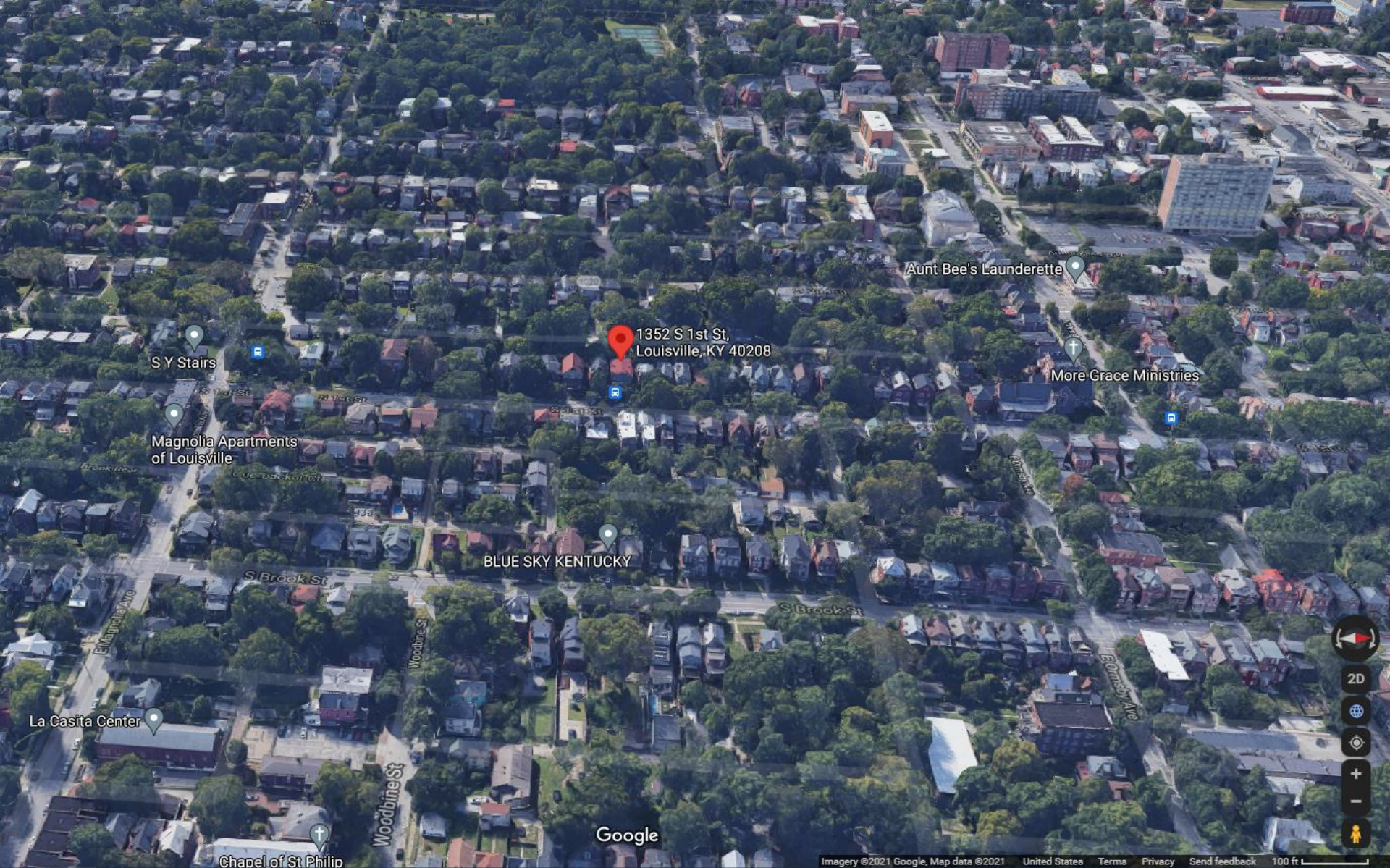








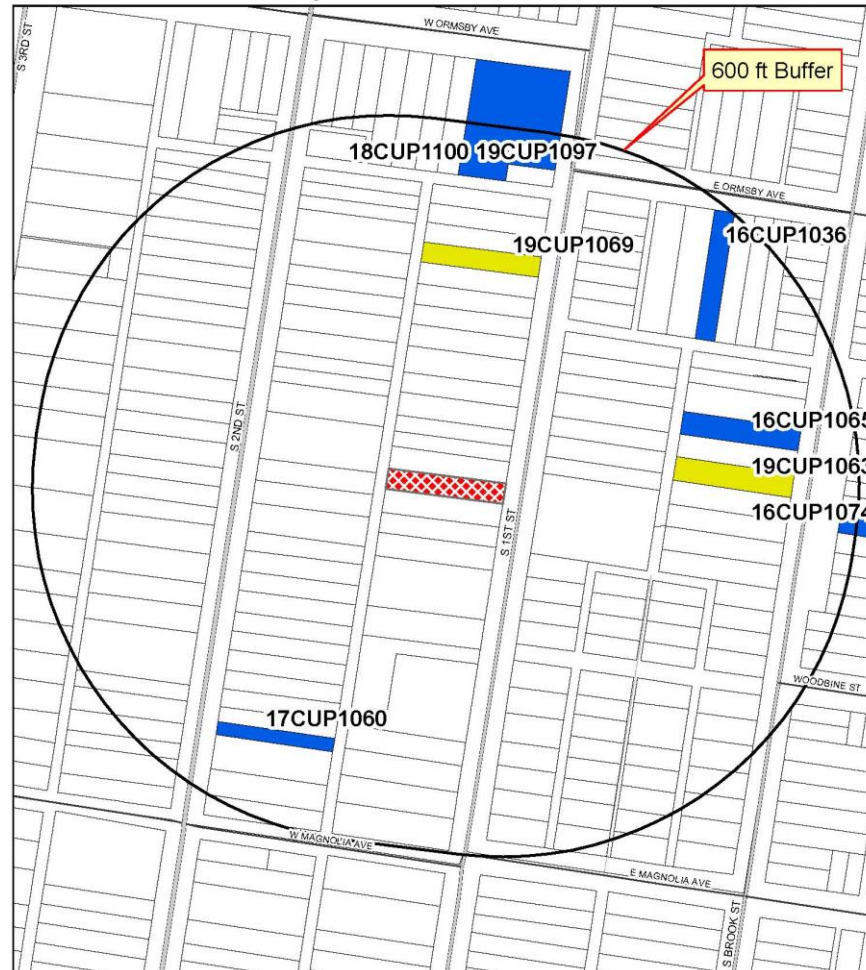






# Proximity Map

Map Created: 04/07/2021

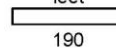


## Legend

- Buffer
- Subject Site
- Pending
- Approved

Proximity Map  
Case #21-CUP-0048

feet



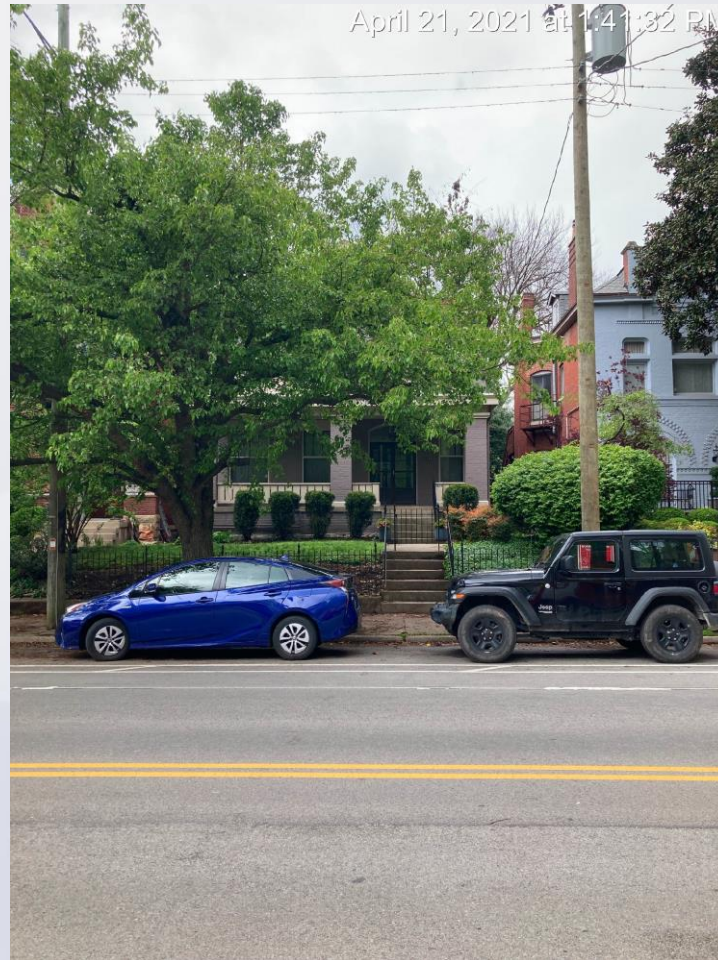
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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.

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# Site Photo



Front of subject property.

# Site Photo



Property to the left.



# Site Photo



Property to the right.



# Site Photo



Properties across S. 1<sup>st</sup> Street.

# Site Photo



Front.

# Site Photo



Garage.



# 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 LDC for the requested Conditional Use Permit

# Required Action

## Approve or Deny

- **Conditional Use Permit** to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)



# Conditions of Approval

- 1) The conditional use permit approval for this short term rental shall be allowed up to two bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.
- 2) The host of record for the short term rental shall maintain his or her primary residence in one of the two dwelling units on the subject property. In the event that the host establishes primary residence on another property he or she must immediately cease conducting short term rentals of both units on the subject property. A new Conditional Use Permit shall be required to allow for short term rental of any unit on the property that is not the primary residence of the host.