

21-CUP-0117
725 E. Breckinridge St.



Louisville Metro Board of Zoning Adjustment
Public Hearing

Chris French, AICP, Planning & Design Supervisor
October 4, 2021

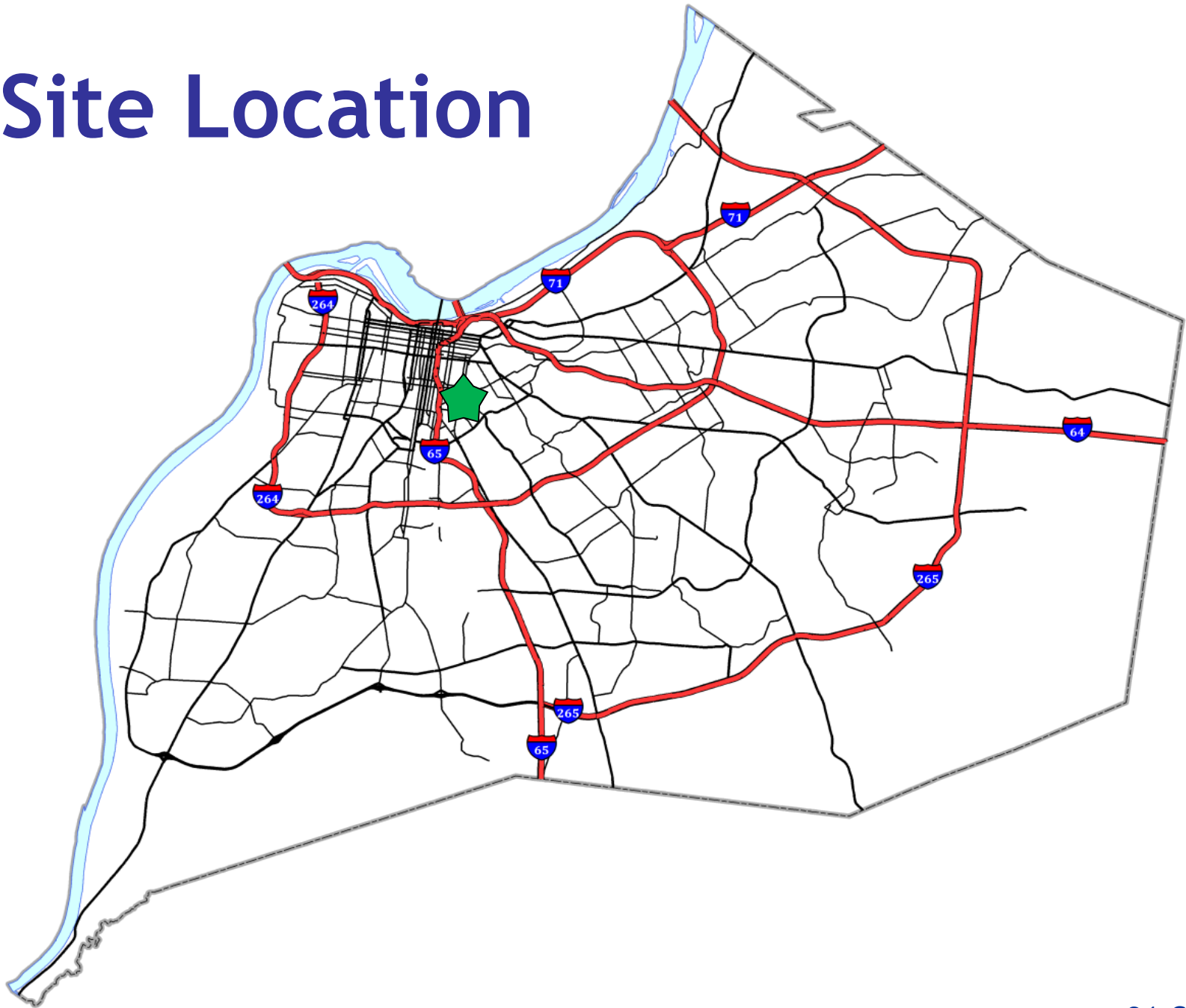
Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in a U-N zoning district and Traditional Neighborhood Form District.

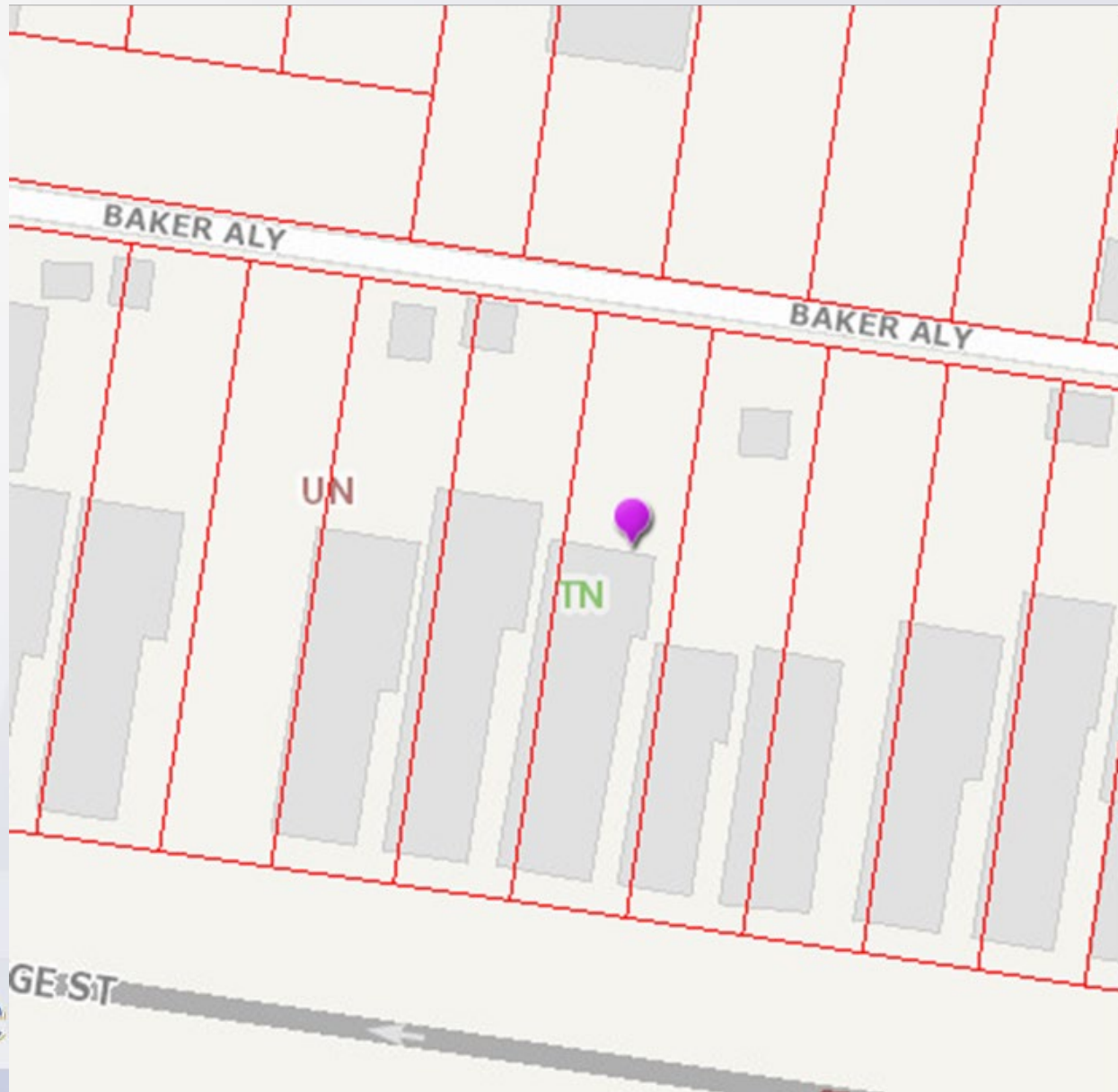
Case Summary/Background

- The subject property is developed with one structure that is a single-family dwelling.
- The applicant states that the dwelling unit has three bedrooms that will allow a maximum number of eight guests.
- There is a parking pad at the rear of the site that can accommodate at least 2 vehicles and there is one on-street parking spaces adjacent to the site along E. Breckinridge St.

Site Location

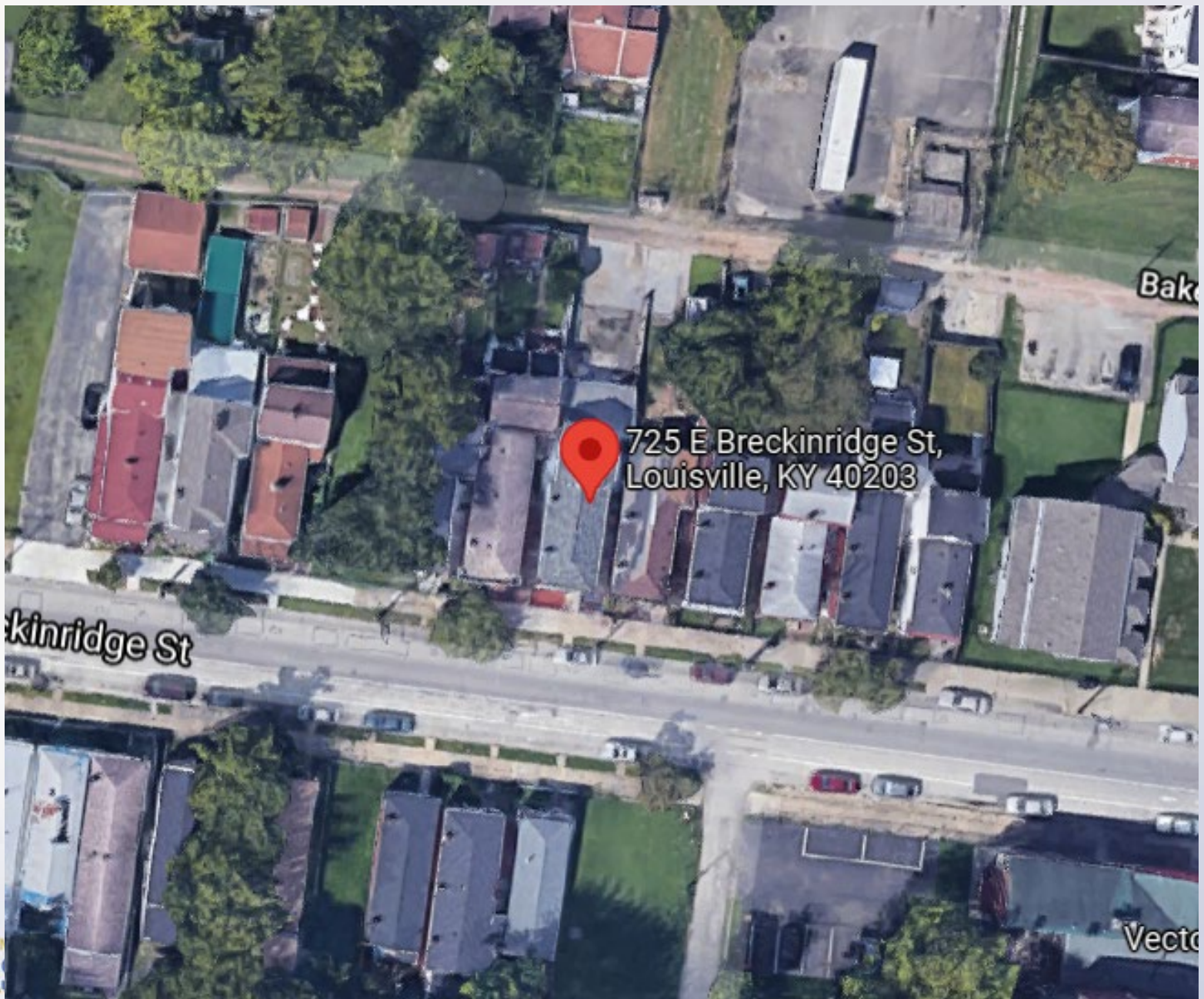


Zoning/Form Districts



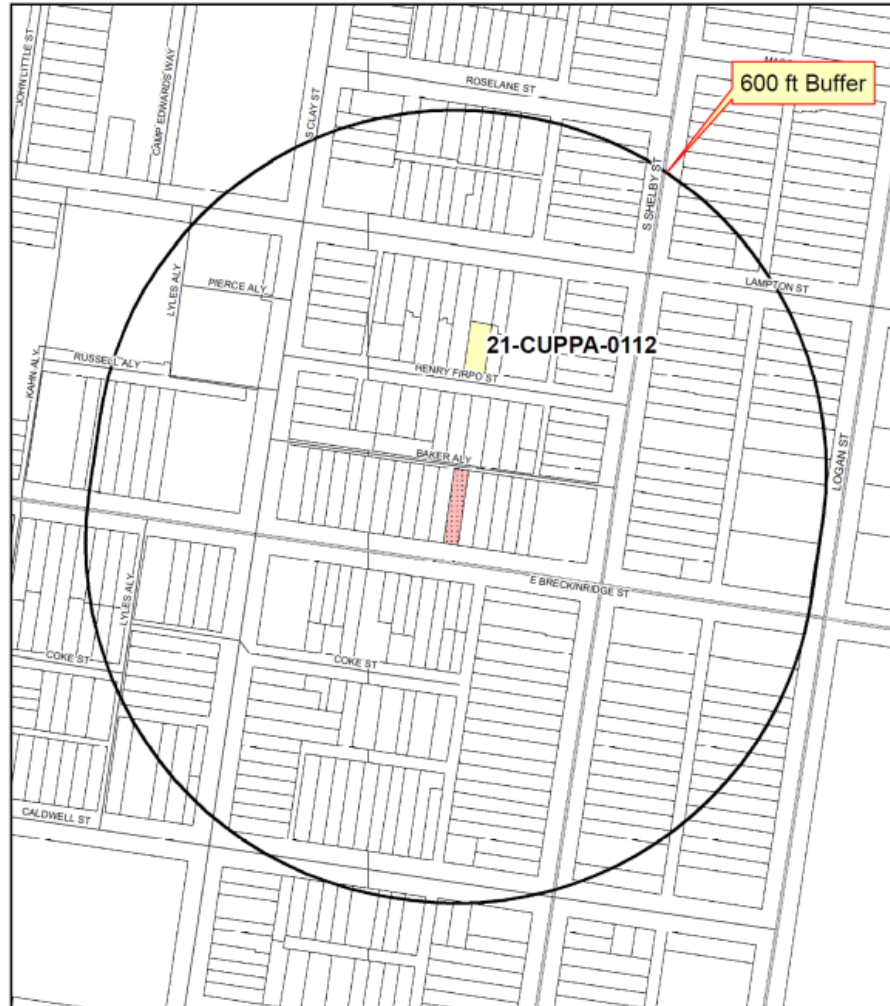
Aerial Photo/Land Use








Short Term Rentals Within 600'

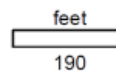
CUP PROXIMITY MAP



Case #21-CUP-0117 Map
Created: 09/22/2021

Legend

-  Subject Site
-  Buffer
-  Pending



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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



Across the Street



Rear



Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in a U-N zoning district and Traditional Neighborhood Form District.

Condition of Approval

- The conditional use permit for this short term rental approval shall allow up to three bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.