

**21-CUP-0168**  
**1303 South Floyd Street**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**November 15, 2021**

# Request(s)

Conditional Use Permit to allow short term rental of dwelling unit that is the primary residence of the host in an TNZD and Traditional Neighborhood Form District.

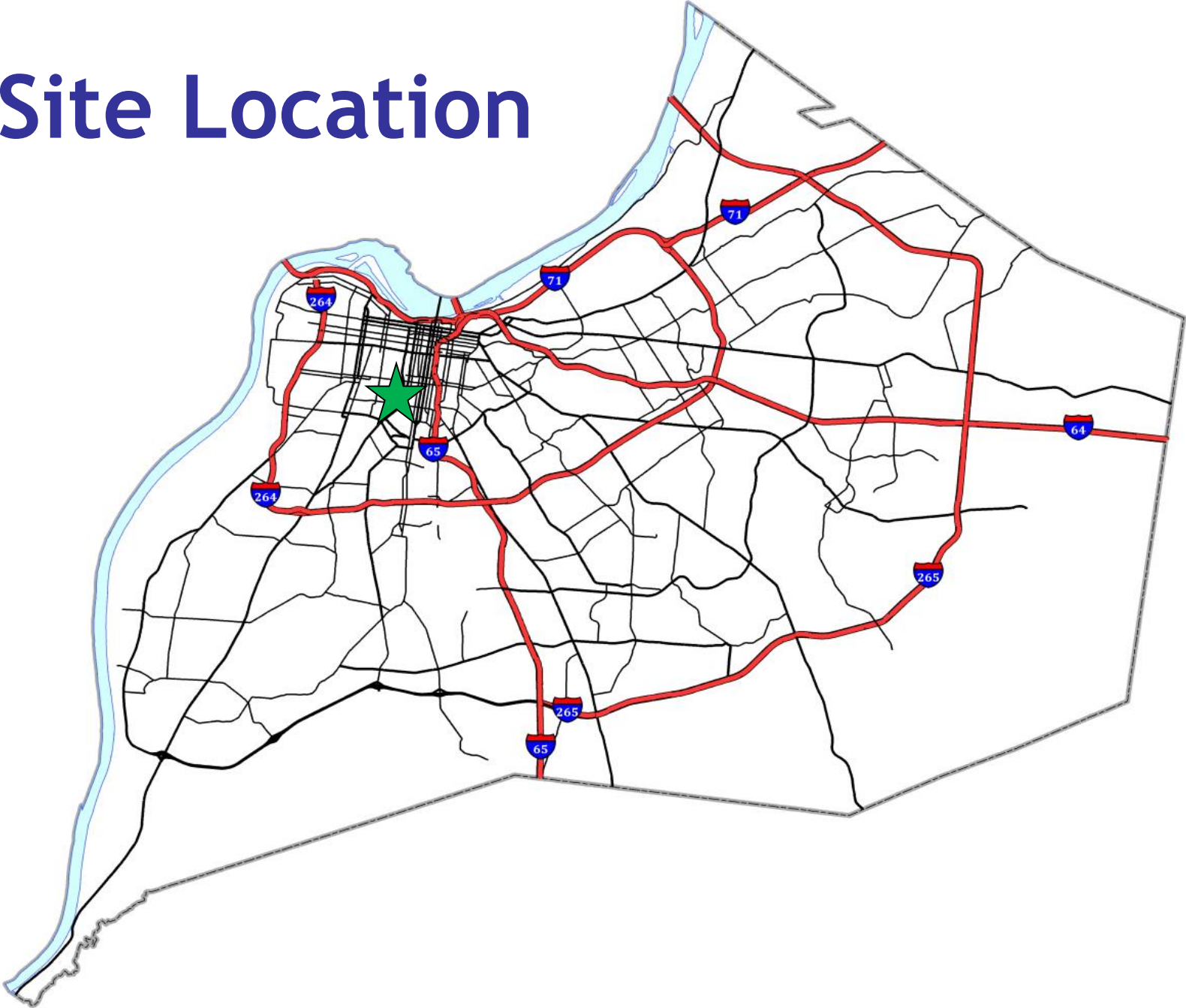
# Case Summary/Background

The subject property is developed with one structure that is a single-family residence.

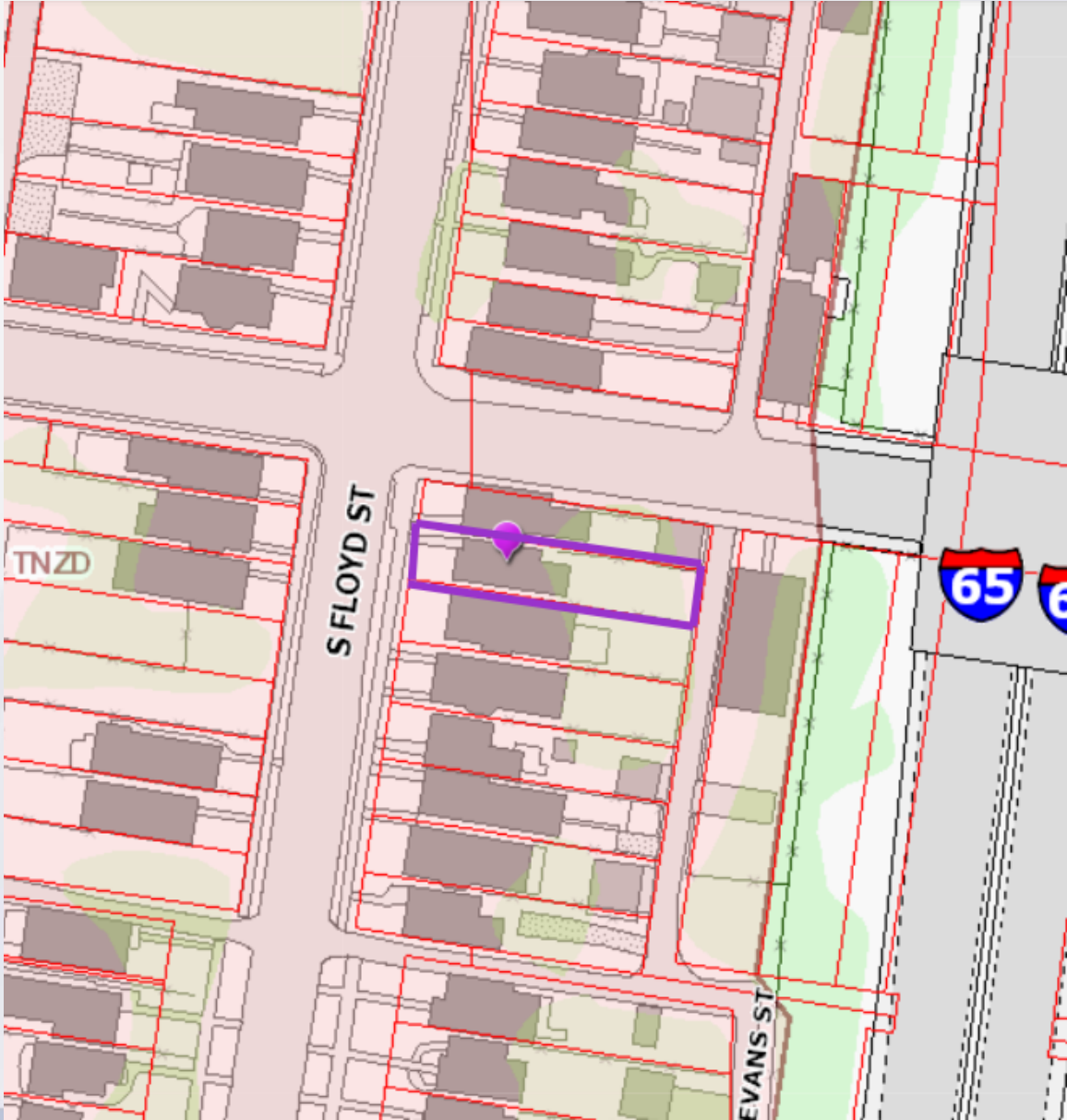
The applicant states that the residence has three bedrooms that will allow a maximum number of eight guests.

The proposal has credit for on street parking and the applicant states that all parking is located on the street.

# Site Location



# Zoning/Form Districts

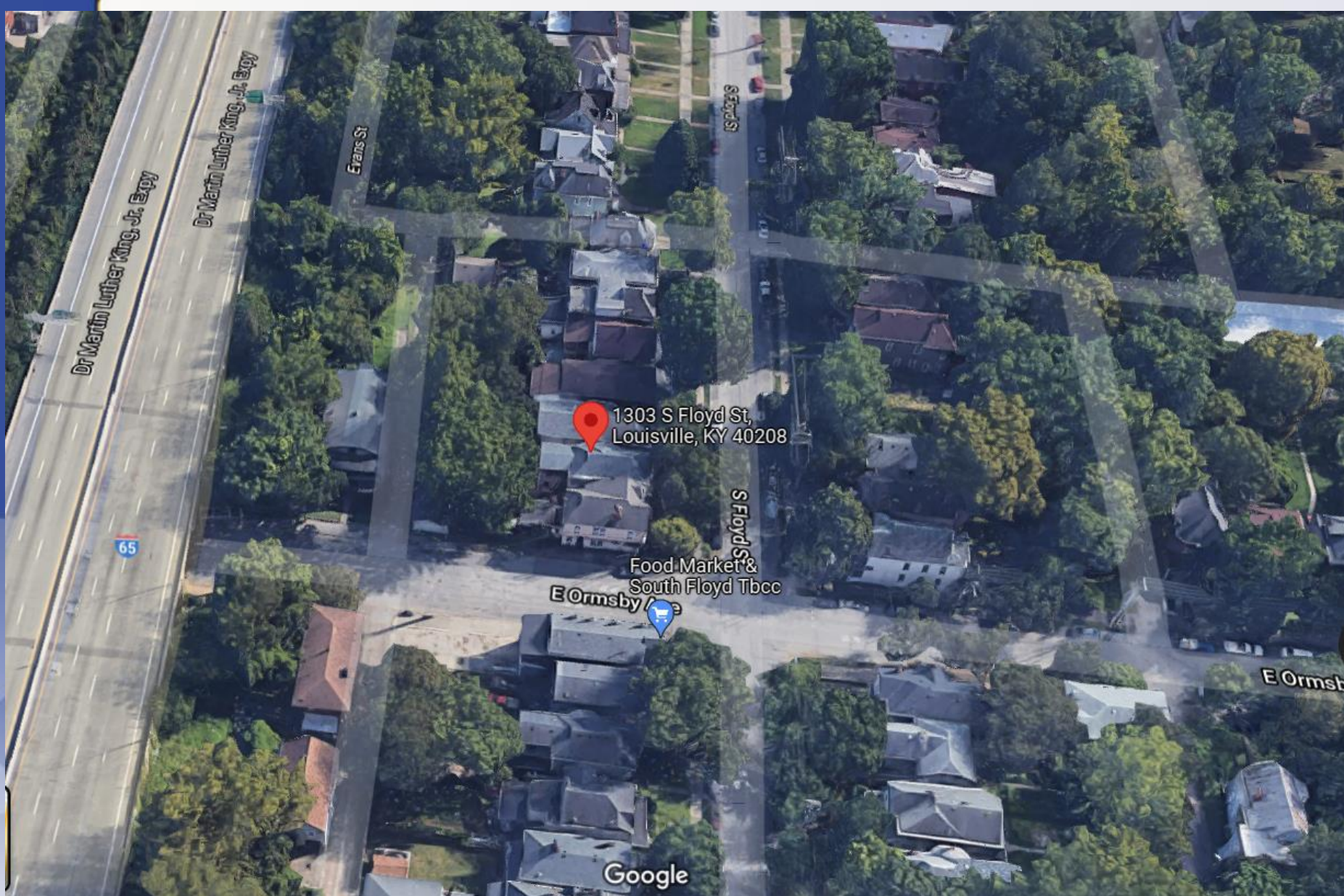




# Aerial Photo/Land Use









# Front





# Across the Street





# Rear Yard



10/29/2021 14:37

# 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 Action

## Approve or Deny:

Conditional Use Permit to allow short term rental of dwelling unit that is the primary residence of the host in an TNZD and Traditional Neighborhood Form District.

## Conditions of Approval

1. 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.
2. The Host of record for the short term rental shall maintain his or her primary residence in the dwelling unit 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 on the subject property. A new conditional use permit shall be required to allow for short term rentals on the property that is not the primary residence of the Host.