

Board of Zoning Appeals –

JUSTIFICATION FOR EXCEPTION TO 600' Spacing Provision of Short-Term Rentals

Case #22-CUPPA-0098 914 S SHELBY STREET / LOUISVILLE, KY 40204

Outlined below are provisions to justify a case-by-case exception to the spacing provision of Short Term Rentals (STR) the above referenced residential property. This request for a Conditional Use Permit is supported by:

- The suitability of this property to contribute to the city's hospitality industry.
- The highest quality construction and creative design.
- Its location on a major thoroughfare with adjacency to attractions.
- The availability of on-street and off-street parking for guests.
- Neighborhood friendly use restrictions and fenced rear yard that will assure compatibility.
- High property maintenance standards for hospitality purposes and to the benefit of the adjacent properties.
- Local property management for routine and emergency services.

The home and it's context make this property a desirable location for a Short Term Rental residence.

THE RESIDENCE AT 914 S SHELBY ST: This potential STR property features 3 bedrooms with 2 full bathrooms that will accommodate up to 6 overnight guests. The early 1900's brick, camelback residence is renovated to the highest quality and design standards. The just completed a full interior reconstruction and exterior renovation brings this single-family residence to a showcase level of design. Miranda Construction and River City Bank have been local leads on the Owner's project team. Rear yard enclosed with a privacy fence

PARKING ACCOMODATIONS: The proposed STR use, will conveniently and safely park without having an adverse impact on neighboring properties. Two alley accessible, dedicated parking spaces are located on site at the rear of the property. Additionally, on street parking is located along the S Shelby St frontage.

PROPERTY LOCATION: The cross streets Breckinridge St and Caldwell St form this block of S Shelby St. The 914 S Shelby St is midblock, on the west side with residences to both sides. The southside neighboring home has been unoccupied for several years and the northside neighbor is a rented single-family residence.

RELATIONSHIP TO EXISTING STR within 600': A permitted STR exists at 725 E Breckinridge St. The proposed 914 S Shelby STR will not make a perceivable change to the neighborhood or saturation of STRs within the neighborhood. In addition to the mapped separation distance, is helpful to understand the relationship of 914 S Shelby St to 725 E Breckinridge St. While within the 600' mapped radius, there is complete visual separation of the two properties. The Breckinridge STR is located on a completely different, major thoroughfare. As you likely know, Breckinridge is a westbound a one-way street and S Shelby is a southbound one-way street. The direction of both one-way streets makes it physically impossible to drive directly between the two. So, while seemingly close, a driver must go around an entire block and more to drive between the two.

STREET CHARACTER: S Shelby Street is a busy one-way, arterial thoroughfare that routes outbound traffic to Goss Avenue/Poplar Level Road and to Preston Highway (one-way pair with Logan St.).

The corridor includes a mix of Uses and mix of Zoning Districts. 914's block is no exception. Here, a STR use will complement the range of non-residential uses and be appropriate fit in the context of other residential properties. Plus, it represents the property's current highest/best use.

ZONING: 914 S Shelby St is zoned Urban Neighborhood (UN). It is worthwhile though to note that property is located on the fringe of this UN district in a very diversely zoned block. The entirety of the opposite side of the street is zoned OR-2 or C-2. A Breckinridge intersection there is commercial zoning on both southside corners.

USES: The varied mixed of current uses within the block includes a Convenience Market, Insurance Agency, Flooring Store, 3 unoccupied homes, and 9 vacant lots. The remainder are homes, on both sides of the street, that are predominately renter occupied.

NEARBY CSO BASIN: Metro's recent investment in the adjacent MSD Logan Street CSO Basin, has provided flood mitigation and improved quality of life for the 900 blocks of Logan Street and S Shelby St. As a byproduct, the basin was capped with a grass park.

STATEMENT FROM THE OWNER / REDEVELOPER: Doug Sharp

Allow me to further introduce myself. I think it is fair to say that I am a different type of "outside" investor. As a KY registered Landscape Architect and urban planner, it is rewarding to leverage my design and construction experience to neighborhood scale redevelopment (and to do so in Louisville). It is fair to say that I am vested in and invested in SHELBY PARK. For four plus years I have been reimagining and redeveloping unoccupiable homes in the neighborhood. This has consistently translated to daytrips from Nashville every one-two weeks. Completed projects at 610 E Ormsby, 612 E Ormsby, and 521 E St. Catherine have been purchased by starter home buyers. With these and here at 914 S Shelby Street, I have taken risk to help improve the neighborhood. The size and quality of this home has made it a more ambitious project. The requested STR use relates directly to these factors. It will facilitate additional redevelopment projects. In this instance, a STR use will enhance values and increase safety while generating additional activity for the Logan/S Shelby St corridor.

I hope that you will agree that requested Conditional Use Permit is justified in this unique case. The STR will be a desirable use for this authentic home, a complimentary addition to the neighborhood, and a vibrant addition to Louisville's hospitality and tourism economy.

Thank you for your consideration of this request.

Doug Sharp