

22-CUP-0142

Forwith Short Term Rental



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

Heather Pollock, Planner I

August 15, 2022

Request

- Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host (Land Development Code (LDC) 4.2.63)
- The applicant proposes to conduct short-term rental in a single-family residence on the site. The property is developed with one single family structure with an attached garage.

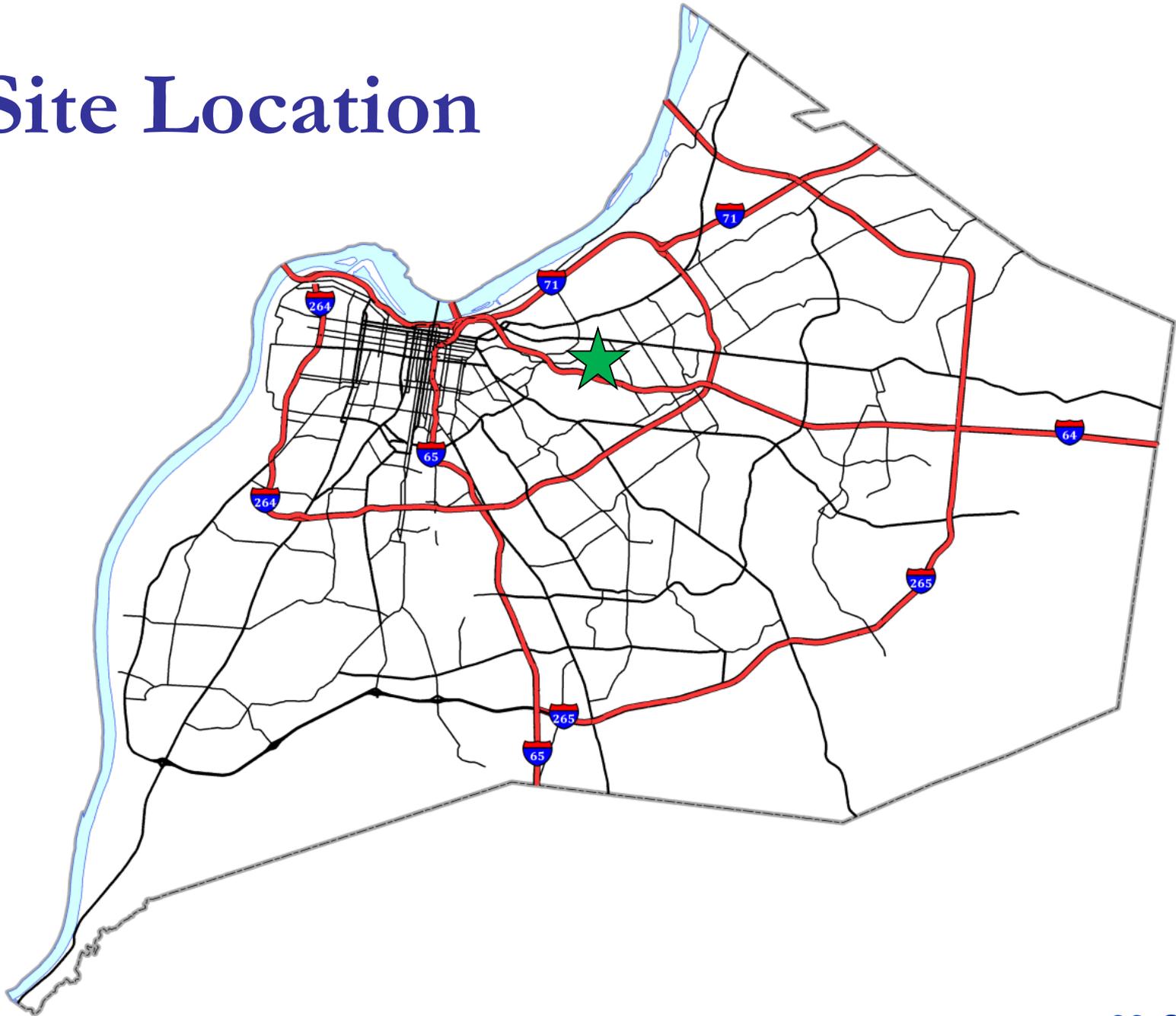
Case Summary / Background

- The site is located on the northeast corner of the intersection of Briar Hill Rd. and Beals Branch Rd. in the Rockcreek Lexington Road Neighborhood.
- It is in the R-5 Single Family Zoning District and the Neighborhood Form District.
- There is primary single family uses in the area and it is close to Seneca Park.

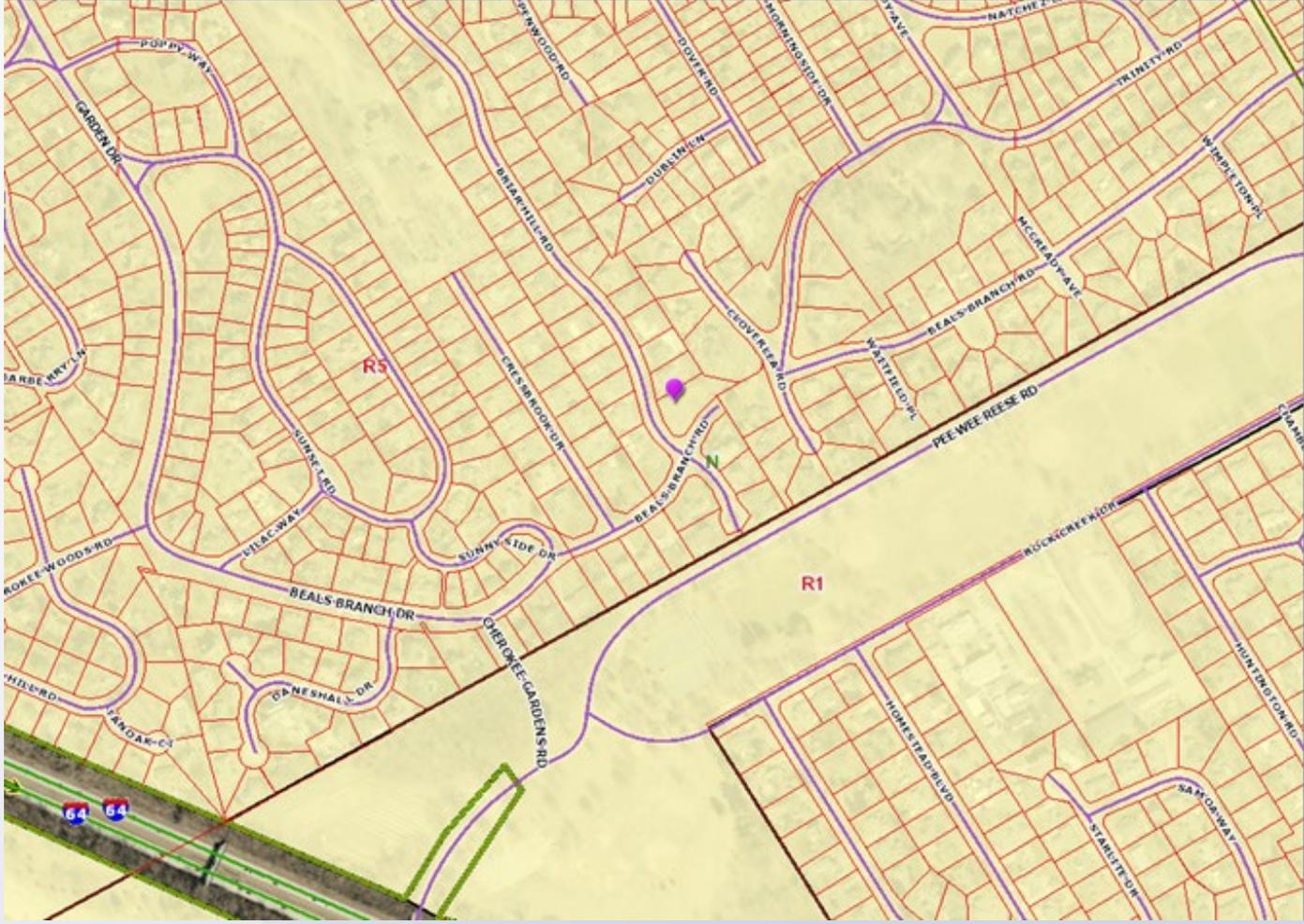
Case Summary / Background

- PVA lists the existing structure as a single-family residence.
- The applicant has shown that the residence has 6 bedrooms that will allow a maximum number of 14 guests.
- The applicant states there are 8 off-street parking spaces. In addition, street parking is available on Beals Branch Rd.

Site Location



Zoning Map



Aerial Map



Proximity Map

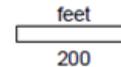
There are no approved short term rental conditional use permits with 600 ft. of the subject property.



Case #22-CUP-0142
Map Created: 08/01/2022

Legend

-  Buffer
-  Subject Site



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

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



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- 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/Deny

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

Condition of Approval

1. The conditional use permit for this short term rental approval shall allow up to 6 bedrooms. (with a maximum of 14 guests at any one time). Prior to use, bedrooms must meet all occupancy requirements set forth in Louisville Metro Code of Ordinances. A modification of the conditional use permit shall be required to allow additional bedrooms.