

22-CUP-0083
Henry Firpo
Short Term Rental



Louisville Metro Board of Zoning Adjustment
Public Hearing

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August 01, 2022

Request

- Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in UN Single Family Zoning District. (Land Development Code (LDC) 4.2.63)
- The applicant proposes to conduct short-term rentals in a duplex residence on the site.

Case Summary / Background

- The site is located on the north side of Henry Firpo St. in the Smoketown Jackson Neighborhood.
- It is in the UN Single Family Zoning District and the Traditional Neighborhood Form District.

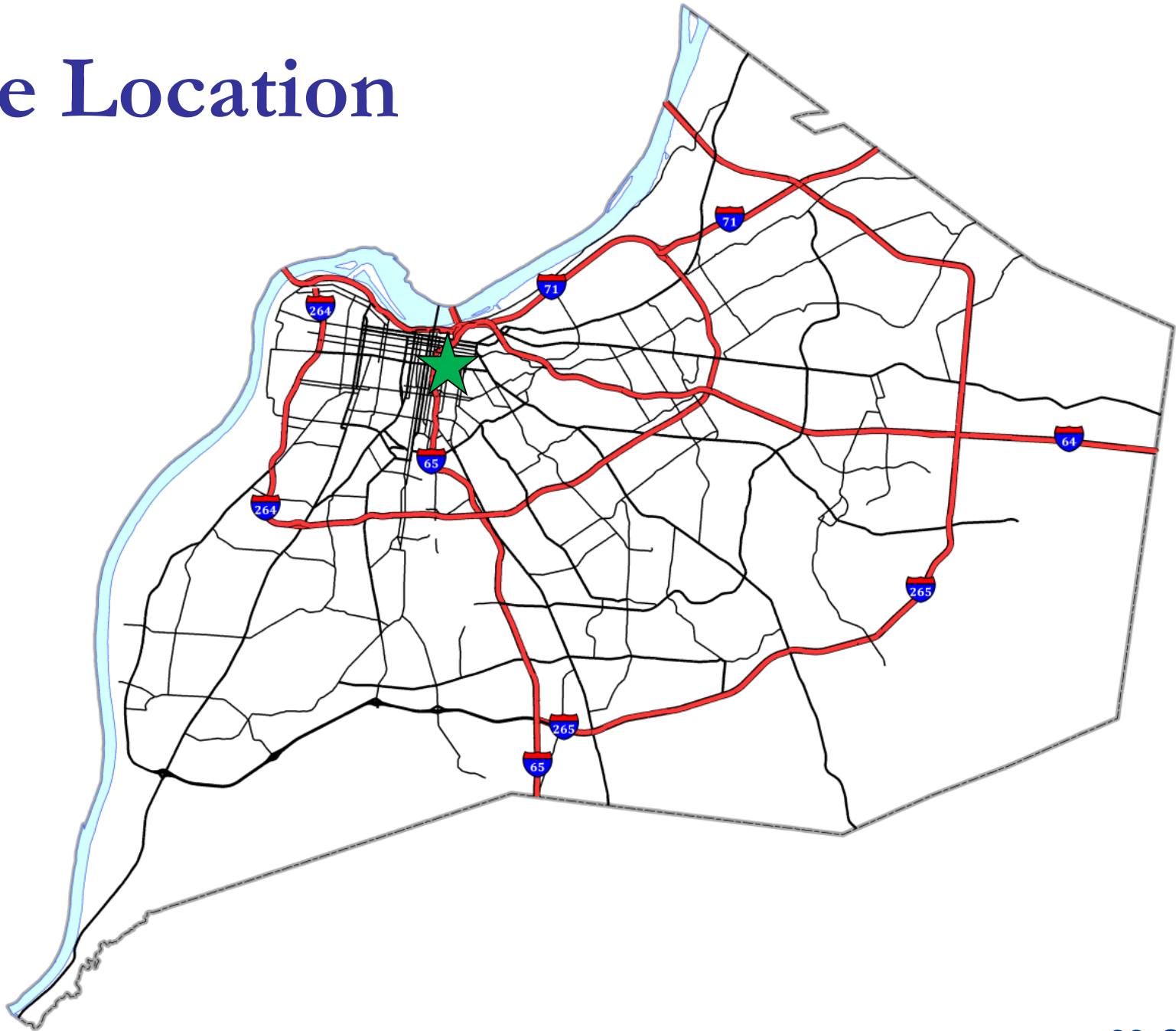
Case Summary / Background

- PVA lists the existing structure as a two-family duplex dwelling.
- There is mix of residential, commercial, and institutional uses in the neighborhood. To the north is the E Broadway commercial corridor and to the east there are industrial uses.

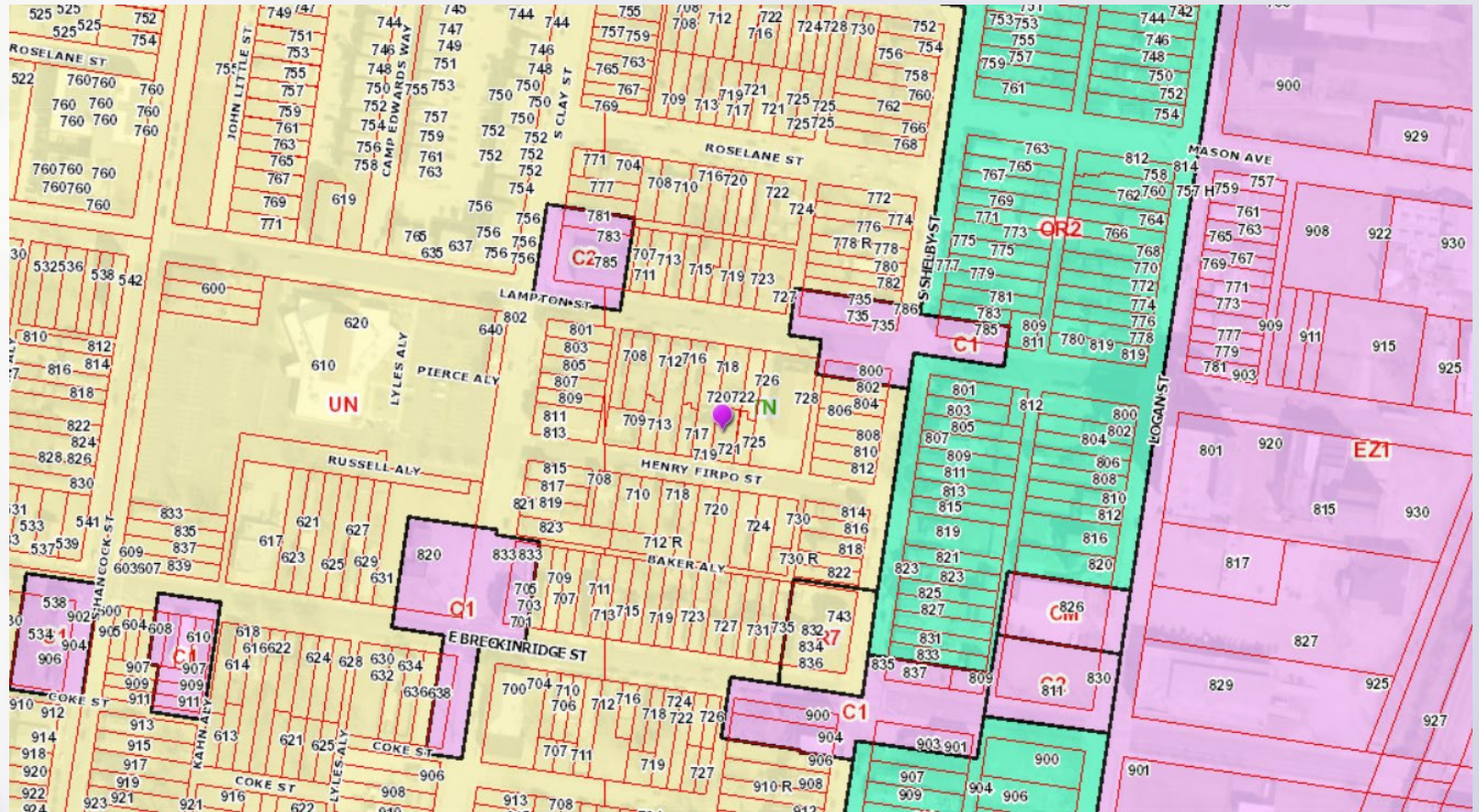
Case Summary / Background

- The applicant has shown that there are 2 bedrooms in each unit which will allow a maximum number of 6 guests per unit.
- There is no off-street parking available on the subject property. LDC standards credit the site with one on-street parking space. In addition, there appears to be available on-street parking in the area.

Site Location



Zoning Map



Aerial Map






Proximity Map

There is one approved short term rental conditional use permits with 600 ft. of the subject property.



Legend

-  Subject Site
-  Buffer
-  Approved

Case #22-CUP-0083
Map Created: 06/01/2022

feet

190



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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.



Site Photos-Subject Property



Site Photos-Subject Property



Left of subject property.

Site Photos-Subject Property



Right of 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 in UN Single Family Zoning District (LDC 4.2.63).

Condition of Approval

- 1. The conditional use permit for this short term rental approval shall allow up to 2 bedrooms per unit. (with a maximum of 6 guests at any one time for each unit). 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