

22-CUP-0106

Southcrest Drive

Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

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June 13, 2022

Request

- Conditional Use Permit to allow a short term rental of a 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 of a residence on the site. As it is not the primary residence of the host, a Conditional Use Permit is required.

Case Summary/Background

- The site is located on the west side of Southcrest Drive between W. Ashland Avenue and W. Woodlawn Avenue.
- It is in the R-5 Residential Single-Family Zoning District and Traditional Neighborhood Form District and is surrounded by R-5 properties.

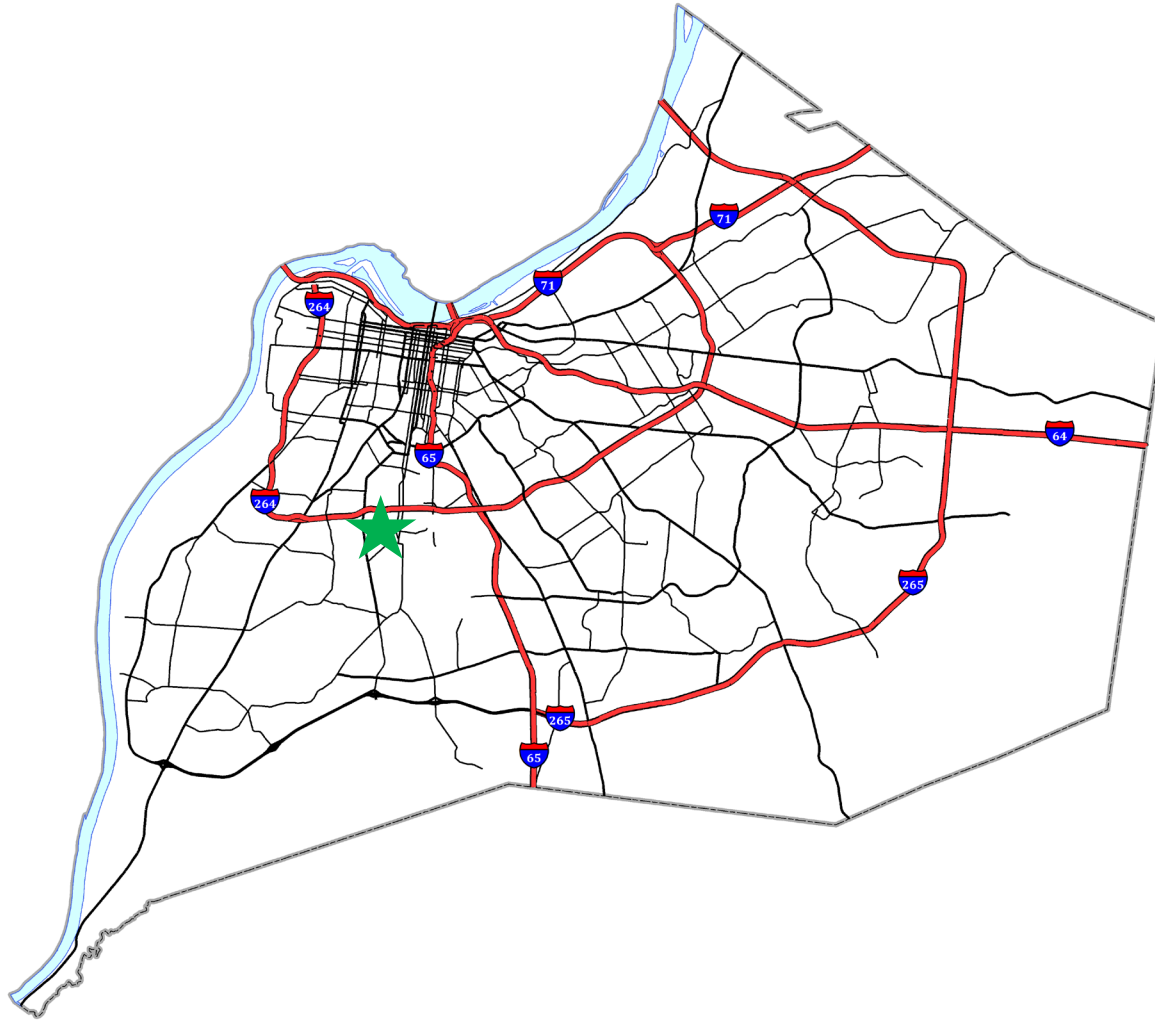
Case Summary/Background

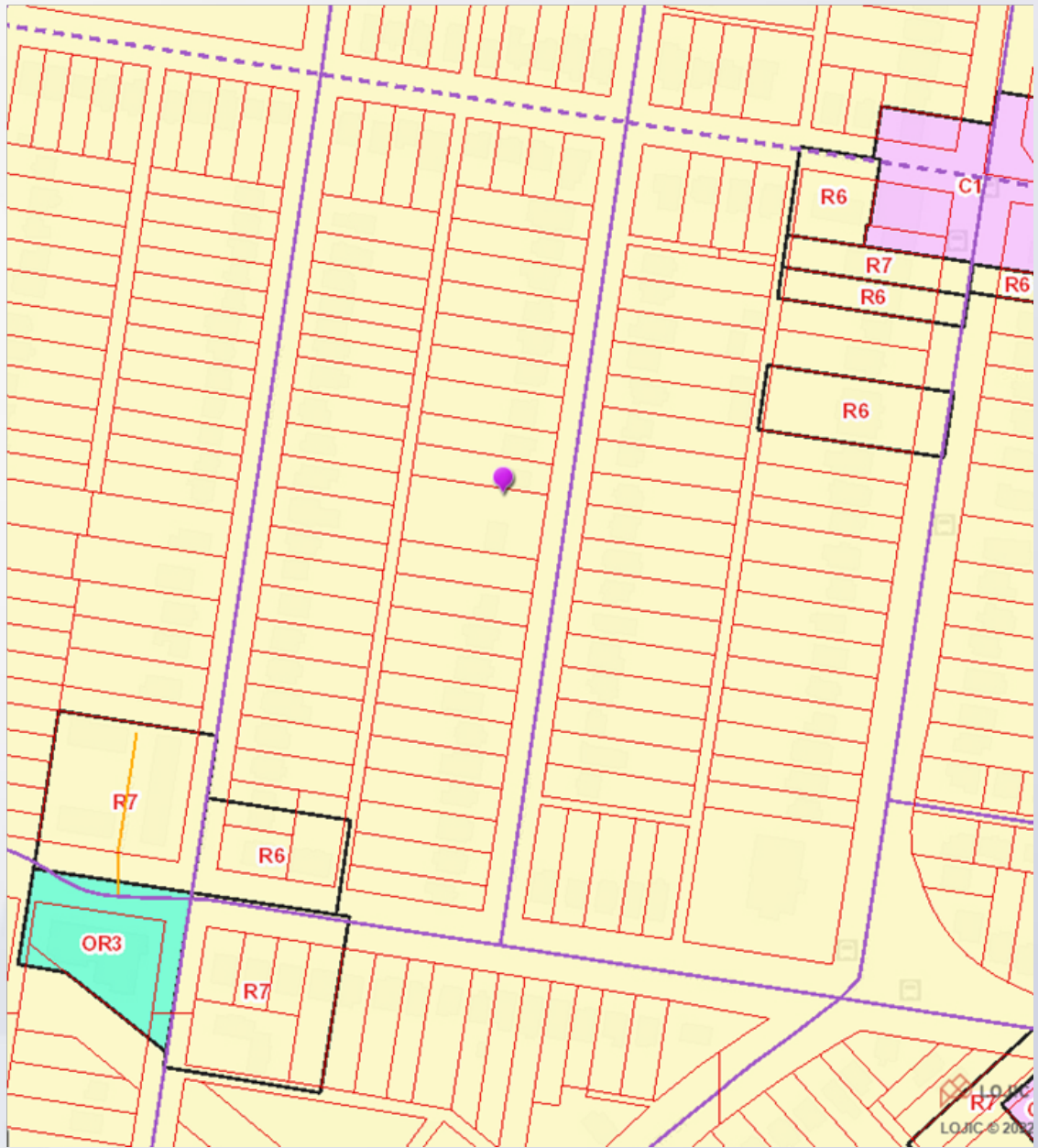
- There are two dwelling units on the property and the applicant applied and was approved for nonconforming rights for the second dwelling unit.
- The applicant's primary residence is in the principal structure on the property and only proposes to use the accessory dwelling unit (ADU) as a short term rental.

Case Summary/Background

- PVA lists the existing structure as a single-family residence.
- The applicant has shown that there are two bedrooms in the residence.
- LDC standards credit the site with five on-street parking space and there is parking for four cars in the driveway and carport. In addition, there appears to be available parking in the area.

Site Location

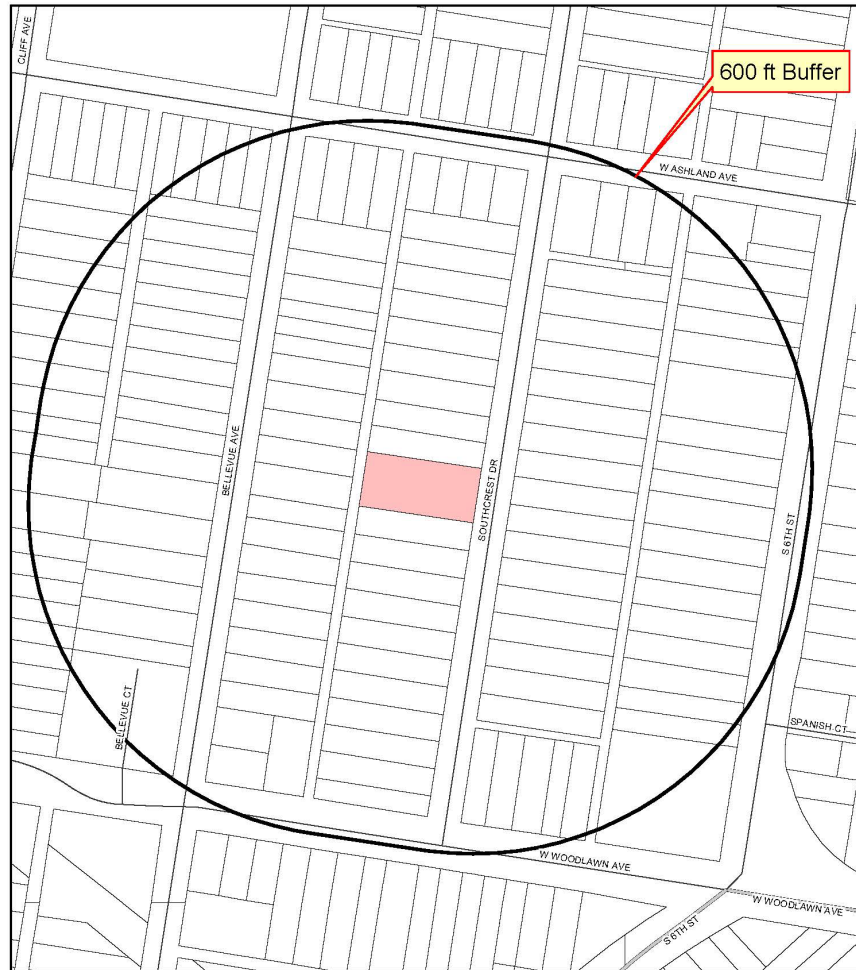






Proximity Map

CUP PROXIMITY MAP



Legend

 Subject Site

 Buffer

Case #22-CUP-0106 Map
Created: 06/012022

feet

200



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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



Front of subject property.

Site Photos



Properties across
Southcrest Drive.

Site Photos



Parking area.

Site Photos



Proposed short term
rental.

Conclusions

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

Required Action

Approve or Deny

- **Conditional Use Permit** to allow a short term rental of a dwelling unit (LDC 4.2.63)

Required Action

Condition of Approval

1) The conditional use permit approval for this short term rental shall be allowed up to two bedrooms (with a maximum of 6 guests at any 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.