

17CUP1091

Short Term Rental



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

**Dante St. Germain, Planner I
March 5, 2018**

Request

- **Conditional Use Permit:** to allow short term rental of dwelling units which are not the primary residence of the host

Case Summary / Background

- The subject property is located in the Saint Joseph neighborhood and is developed as a duplex.
- The applicant requests a conditional use permit to operate both dwelling units as short term rentals.
- Each dwelling unit has 2 bedrooms, permitting 8 guests per unit.

Case Summary / Background

- A parking pad at the rear of the property has space for 3 vehicles.
- Enforcement case 14PM8584 is currently open on the property, with enforcement beginning in 2017 related to the use of the property as a short term rental.
- A neighborhood meeting was held on December 16, 2017 at the subject property with no one in attendance.

Zoning/Form Districts

Subject Property:

- Existing: R-7/Traditional Neighborhood

Adjacent Properties:

- North: R-7/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-7/Traditional Neighborhood
- West: R-7/Traditional Neighborhood



552 Eastern Parkway
feet

60
Map Created: 10/17/2017



Copyright (c) 2017, 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.

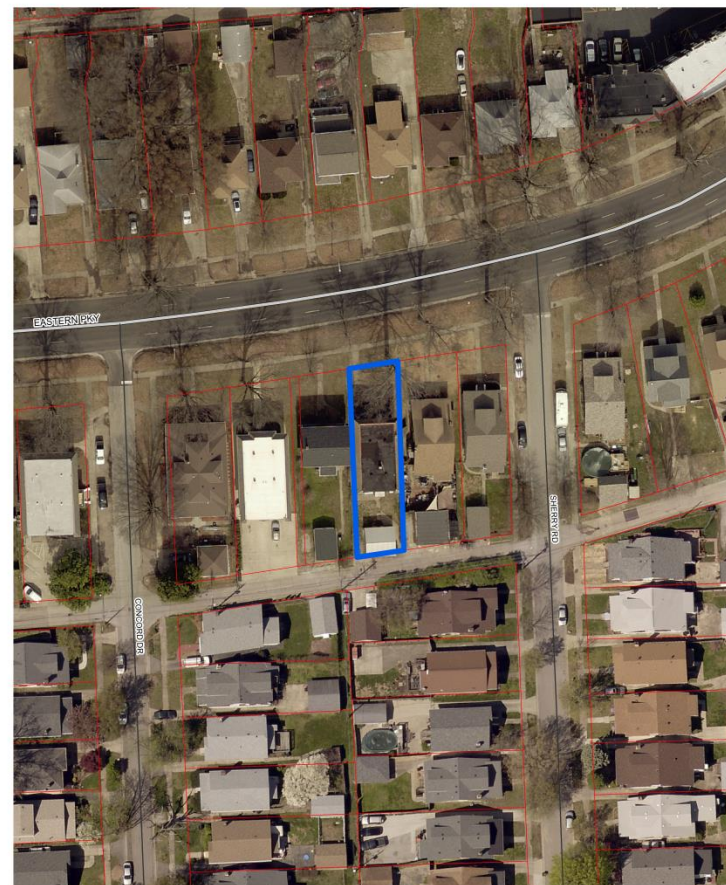
Aerial Photo/Land Use

Subject Property:

- Existing: Duplex
- Proposed: Short Term Rental

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential & Multi Family Residential



552 Eastern Parkway
feet



60
Map Created: 10/17/2017



Copyright (c) 2017, 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.

Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The properties across Eastern Parkway.

Site Photos-Subject Property



The parking pad in the rear of the subject property.

Site Photos-Subject Property



RECEIVED
JAN 22 2018
PLANNING &
DESIGN SERVICES

17 CUP 1091



RECEIVED
JAN 22 2018
PLANNING &
DESIGN SERVICES

17 CUP 1091

Two of the bedrooms.

Site Photos-Subject Property



RECEIVED
JAN 22 2018
PLANNING &
DESIGN SERVICES

17 CUP 1091



RECEIVED
JAN 22 2018
PLANNING &
DESIGN SERVICES

17 CUP 1091

Two of the bedrooms.

Conclusions

- Must determine if the proposal meets the standard of review for granting a conditional use permit as established in the Land Development Code, to allow short term rental of the subject property.

Required Actions

- **Conditional Use Permit:** to allow short term rental of dwelling units which are not the primary residence of the hose. Approve/Deny