

Board of Zoning Adjustment Pre-Application

December 19, 2016



Case No:	16CUP1058
Project Name:	None (Short Term Rental)
Location:	132 Adams Street
Owners:	Steve Makela
Applicant:	Steve Makela
Representative(s):	Steve Makela
Project Area/Size:	3,450 square feet
Existing Zoning District:	R-6, Residential Multi Family
Existing Form District:	TN, Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Jon Crumbie, Planning & Design Coordinator

REQUEST

- Conditional Use Permit to allow short term rental in an R-6 zoning district that is not the primary residence of the host.

CASE SUMMARY

The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one building, a single family dwelling. The applicant owns the property, but does not reside in the dwelling unit. The applicant intends to rent the dwelling unit to parties for tenancies of less than 30 days.

SITE CONTEXT

The site is rectangular in shape and located 41 feet from the northeast corner of East Washington Street and Adams Street.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Residential	R-6	TN
Proposed	Short Term Rental	R-6	TN
Surrounding Properties			
North	Residential	R-6	TN
South	Residential	R-6	TN
East	Residential	R-6	TN
West	Residential	R-6	TN

PREVIOUS AND ASSOCIATED CASES ON SITE

- B-150-92** An application for a variance from the Zoning District Regulations to permit a proposed structure (detached garage) to encroach into the required side and rear yard. This proposal was approved by the Louisville board of Zoning Adjustment on August 3, 1992.
- B-113-93** An application for a variance from the Zoning district Regulations to permit a proposed air conditioning unit to encroach into the required side yard. This proposal was approved by the Louisville Board of Zoning Adjustment on August 2, 1993.
- B-200-95** Withdrawn October 16, 1995

INTERESTED PARTY COMMENTS

The applicant held a neighborhood meeting on Tuesday, November 15th, 2016. No one attended the meeting.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
 Land Development Code
 Louisville Metro Code of Ordinances, Chapter 115, Sections 115.515 through 115.521

**STANDARD OF REVIEW AND STAFF ANALYSIS
 FOR CONDITIONAL USE PERMIT**

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with the applicable policies of the Comprehensive.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The underlying use of the property shall remain the same (single family dwelling). The proposal only involves allowing short term rentals within the existing dwelling unit. No additional development is proposed. As such, the proposal is compatible with the surrounding land uses with respect to height, bulk, scale, intensity, traffic, noise, odor, drainage, lighting and appearance.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The underlying use of the property shall remain the same (single family dwelling). The proposal only involves allowing short term rentals within the existing dwelling unit. No additional development is proposed. MSD and Transportation Planning have approved the proposal

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

4.2.63 Short Term Rental Term Rental of a dwelling unit that is not the primary residence of the host in 4.2.63 Short Term Rental Term Rental of a dwelling unit that is not the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and Short Term Rental of any dwelling unit in a TNZD district

A short term rental of dwelling unit that is not the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and a short term rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit. In addition to any conditions of approval, a short term rental and its host shall meet the following requirements:

- A. The maximum stay for a guest shall be 29 consecutive days. A dwelling unit rented to the same occupant 30 consecutive days or more is not considered a short term rental.
- B. The dwelling unit shall be limited to a single short term rental contract at a time.
- C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus four individuals. **The dwelling unit has 1 bedroom which will allow a maximum of 6 occupants.**
- D. The dwelling unit shall be a single-family residence or duplex. This provision shall not be waived or adjusted.
- E. Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.
- F. Outdoor signage which identifies the short term rental is prohibited.
- G. There shall be a sufficient amount of parking available for the host and guests, as determined by the Board of Zoning Adjustment. The amount and location of parking shall be based on the land uses and density of the immediate vicinity. Any parking surface that is added to accommodate the short term rental use shall be removed when the short term rental use is terminated. **The property has parking on Adams Street and a 2 car garage at the rear.**
- H. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
- I. If the property is subject to two (2) or more substantiated civil and/or criminal complaints, the Board of Zoning Adjustment may revoke the approval pursuant to section 11.5A.6.

TECHNICAL REVIEW

There are no outstanding technical review items.

STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

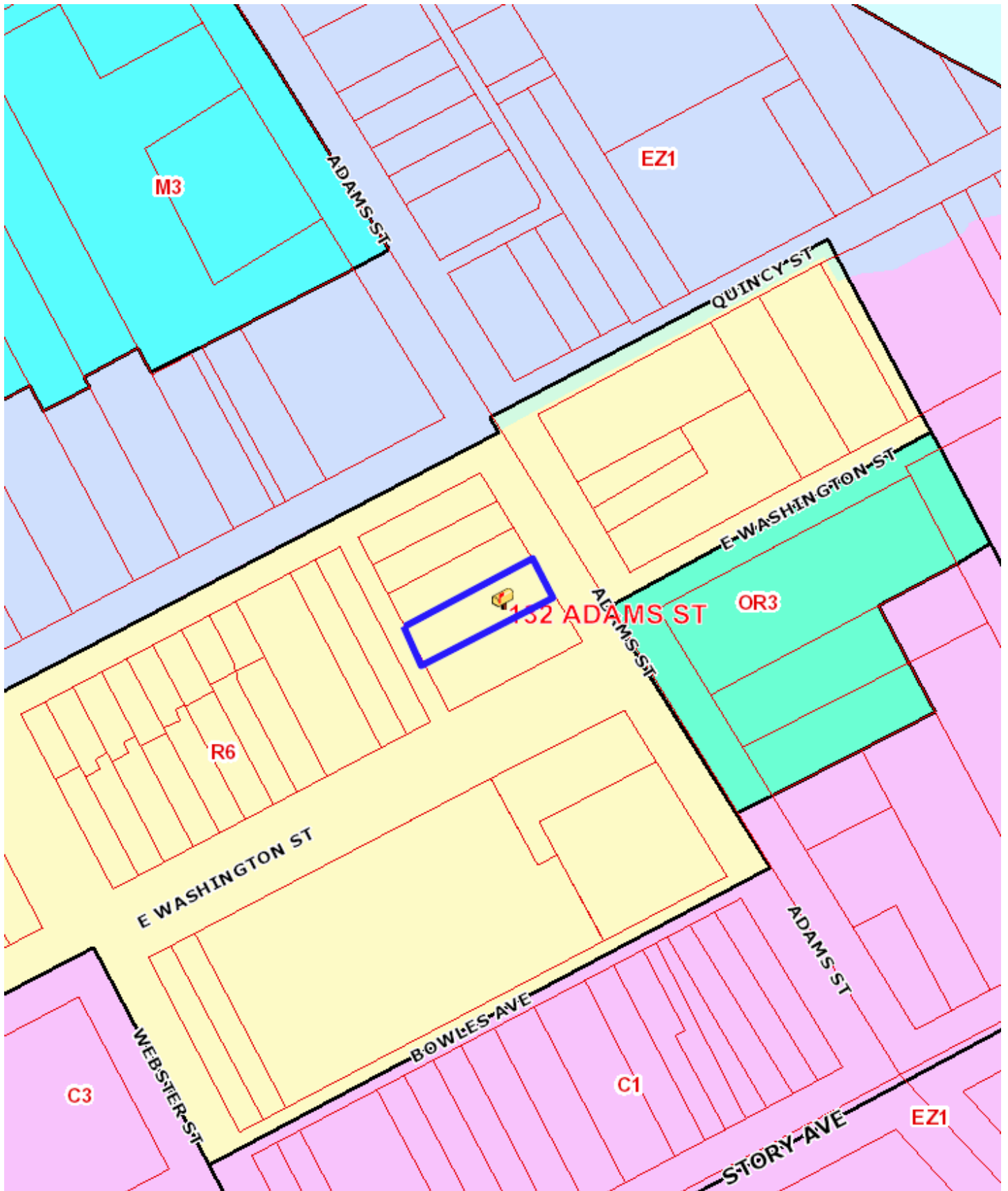
NOTIFICATION

Date	Purpose of Notice	Recipients
12/1/16	APO Notice	First and second tier property owners
12/2/16	Sign Posting	Subject property

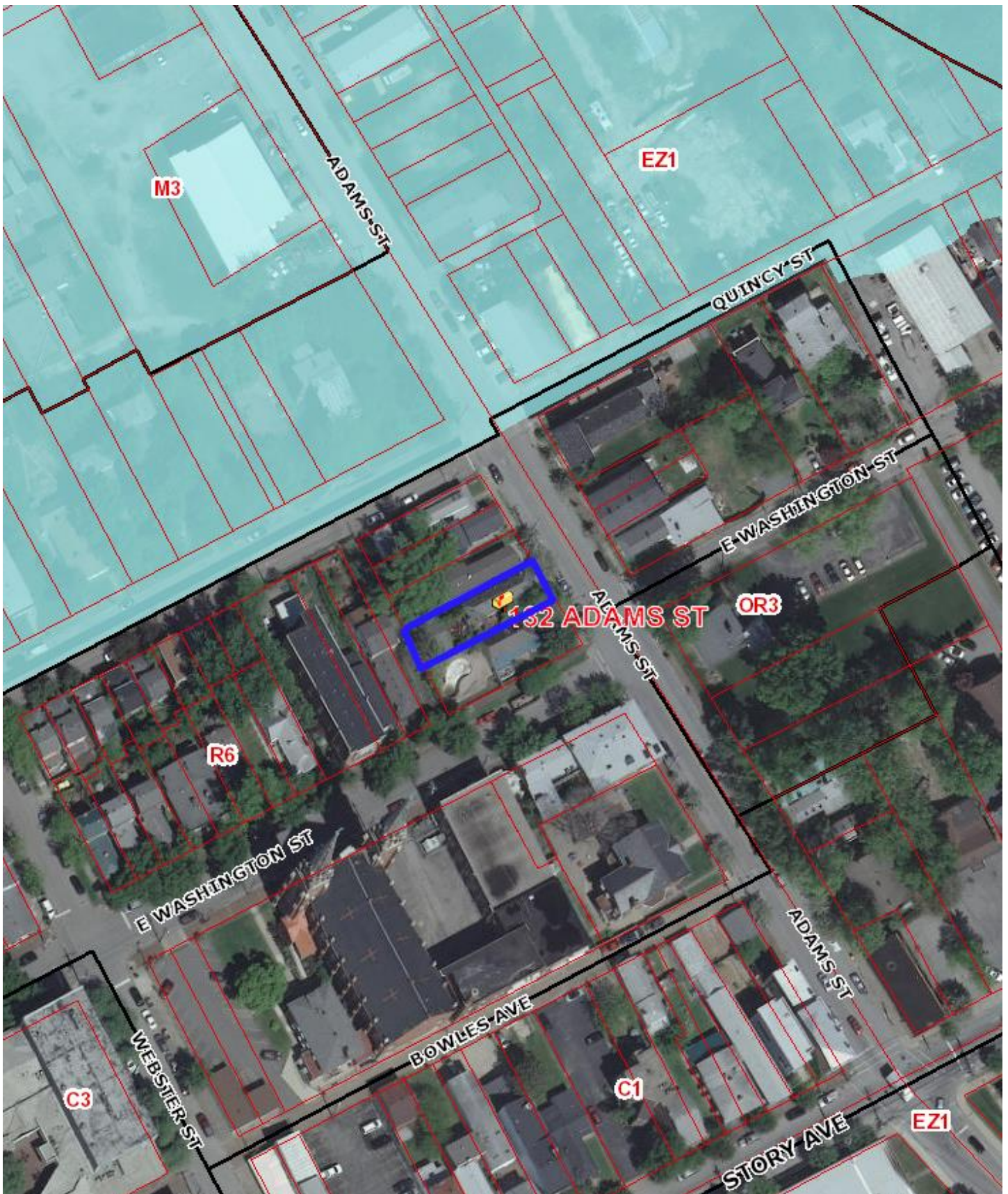
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Conditions of Approval

1. **Zoning Map**



2. Aerial Photograph



3. Comments

3. Conditions of Approval

1. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinance,