

16CUP1037

Short Term Rentals: 2407 Emil Avenue



Board of Zoning Adjustment Public Hearing

Joseph Haberman, AICP, Planning & Design Manager

November 21, 2016

Request

Conditional Use Permit to allow the short term rental of a dwelling unit in the R6 Zoning District that is not the primary residence of the host

Case Summary/Background

- The subject property is developed with a single family residence.
- The applicant owns the property, but does not reside in the dwelling unit.

Zoning/Form Districts

Subject Property: R6/TN

North: R6/TN

South: R6/TN

East: R6/TN

West: R6/TN



Aerial Photo/Land Use

Subject Property: Single Family

North: Single Family

Northeast: Single Family

East: Single Family

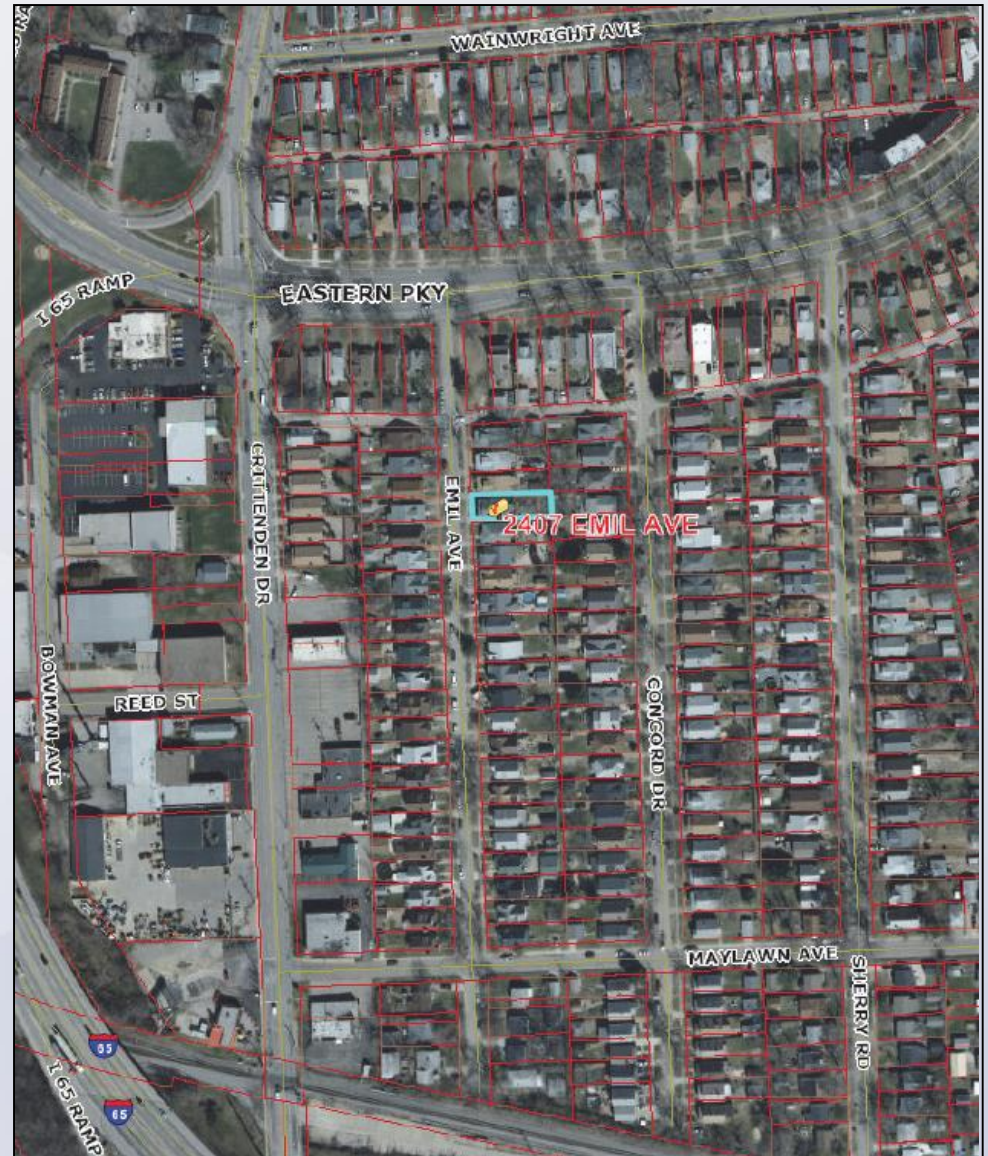
Southeast: Single Family

South: Single Family

Southwest: Single Family

West: Single Family

Northwest: Single Family





PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT
2407
Emil Avenue
CASE # 16CUP1037
DATE: November 21, 2016
MONDAY 9:00 AM
514 WEST LIBERTY STREET
OLD JAIL BUILDING
574-6230

Subject Property, 2407 Emil Ave
Looking East



Subject Property, 2407 Emil Ave
Looking East

PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT
2407
Emil Avenue
CASE # 16CUP1037
DATE: NOVEMBER 21,
MONDAY 8:30 AM
514 WEST LIBERTY STREET
OLD JAIL BUILDING
574-62



2407

2408

PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT
2407
Emil Avenue
CASE # 16CUP1037
DATE ~~Monday~~ 21, 2016
MONDAY 9:30 AM
514 WEST LIBERTY STREET
OLD JAIL BUILDING
574-6230

Subject Property, 2407 Emil Ave
Looking East

16CUP1037



Subject Property, 2407 Emil Ave
Looking East



**Rear yard of Subject Property, 2407 Emil Ave
Looking East**

Emil Ave
Looking South

16CUP1037





Emil Ave
Looking North

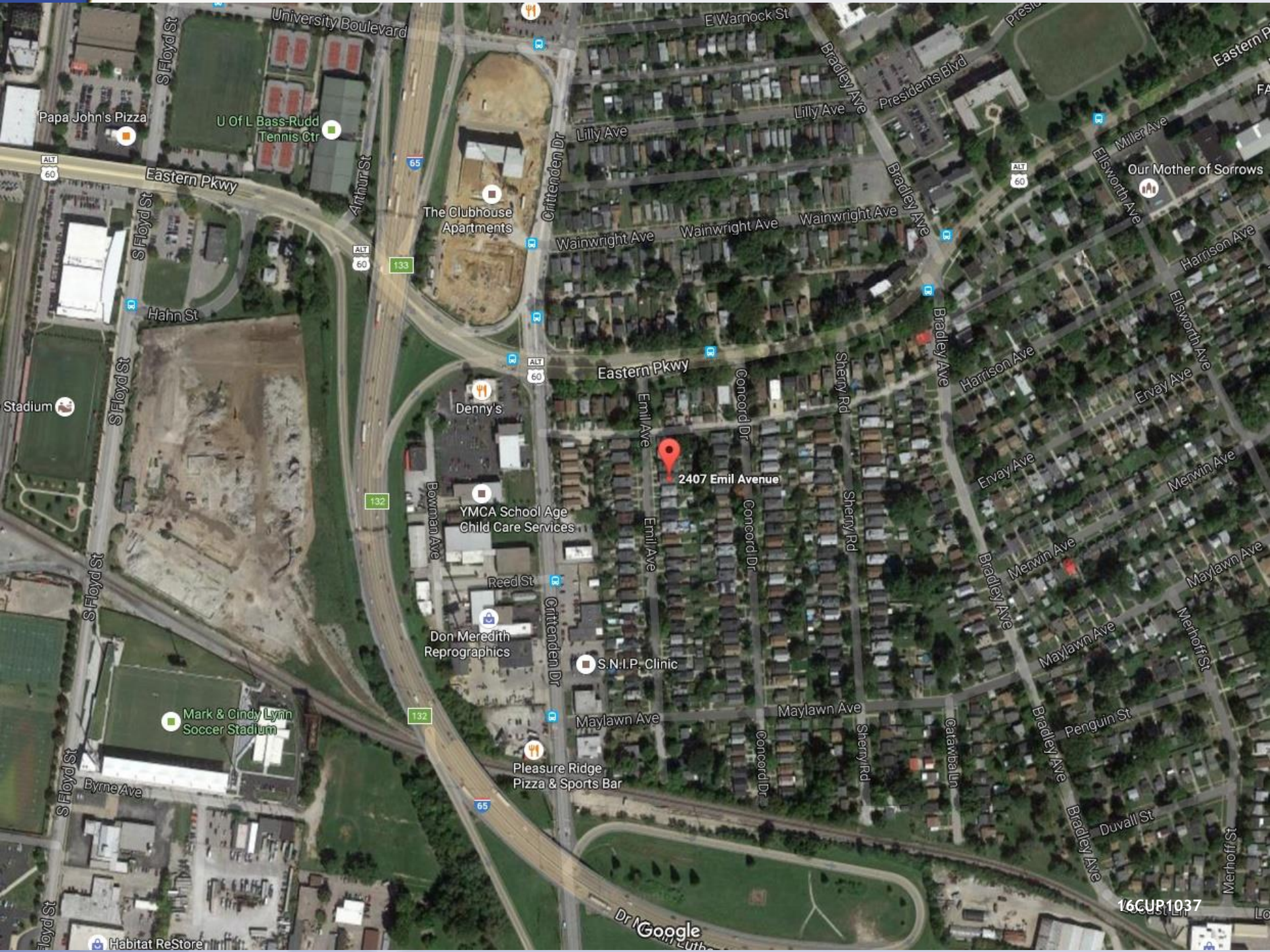


2406

1735



**Buildings to the West of Subject Property
Emil Ave**



Papa John's Pizza

U Of L Bass-Rudd Tennis Ctr

The Clubhouse Apartments

Denny's

YMCA School Age Child Care Services

Don Meredith Reprographics

S.N.I.P. Clinic

Pleasure Ridge Pizza & Sports Bar

2407 Emil Avenue

16CUP1037

Dr Google



2407 Emil Avenue

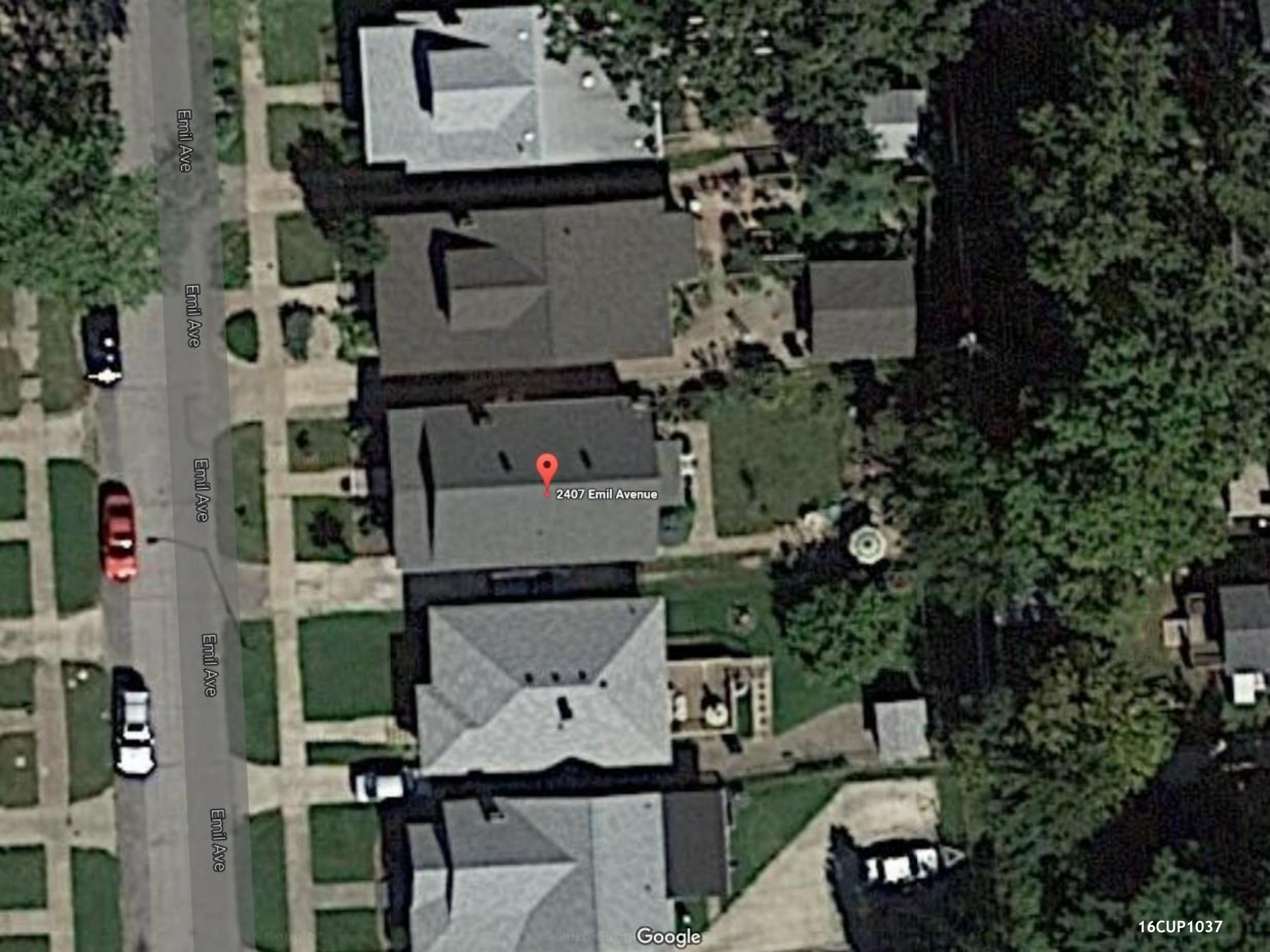
Iron Workers Local Union No. 70

S.N.I.P. Clinic

Art's Rental Equipment

Google

16CUP1037



Emil Ave

Emil Ave

Emil Ave

Emil Ave

Emil Ave



2407 Emil Avenue

Standards of Review

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

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

A short term rental (STR) may be allowed upon the granting of a CUP. In addition to any conditions of approval, the STR and its host shall meet the following requirements:

- A. The max stay for a guest shall be 29 consecutive days.
- B. The dwelling unit shall be limited to a single STR contract at a time.
- C. At no time shall more persons reside in the STR than 2X the number of bedrooms plus 4 individuals.
- 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 STR is prohibited.
- G. There shall be a sufficient amount of parking available for the host and guests, as determined by the BOZA. 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 STR use shall be removed when the STR use is terminated.
- H. The STR and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
- I. If the property is subject to 2 or more substantiated civil and/or criminal complaints, the BOZA may revoke the approval.

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 in the LDC for a Conditional Use Permit

Required Actions

- Approve or Deny Conditional Use Permit to allow short term rentals