

17CUP1071

1017 Samuel Street



Louisville Board of Zoning Adjustment Public Hearing

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October 30, 2017

Request

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5 Residential Single-Family zoning district

Case Summary/Background

- As the owner lives off site, the short-term rental will be the sole use of the property and a Conditional Use Permit is required
- Located on Samuel Street between Krieger and Spratt Streets in the Germantown area
- Surrounded by single family residential uses in a Traditional Neighborhood form district
- Developed with a single-family residence with two bedrooms and a detached garage off the alley at the rear
- LDC permits up to 8 guests; applicant has agreed to limit the number of guests to 6

Case Summary/Background

- LDC standards credit property with one on-street parking space
- On-street parking only; existing garage not available for use by renters
- Neighborhood meeting held on September 17, 2017; applicant agreed to limit the number of guests to 6, limit the number of vehicles to two and installing fencing to deter foot traffic from alley at rear to street at front
- No comments have been received by staff

Zoning / Form District

Subject property zoning

- R-5 Single-Family Residential

Surrounding properties zoning

- R Single-Family Residential

All properties form district

- Traditional Neighborhood



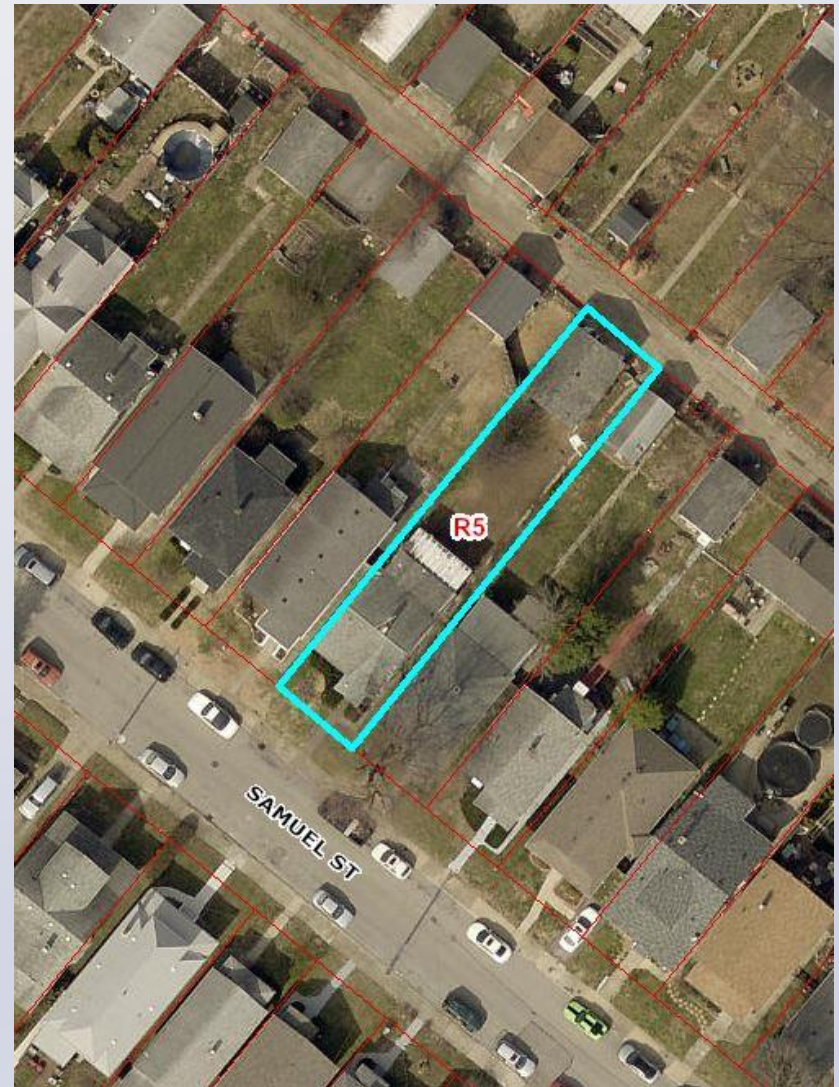
Land Use

Subject Property

- Existing: Single-family residential
- Proposed: Single-family residential with short-term rental

Surrounding Properties

- Single-Family Residential



Site Photos



Subject Property

Site Photos



Adjacent to West

Site Photos



Adjacent to East

Site Photos



Across Street

Site Photos



Garage at Rear Alley

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 short term rental of a dwelling unit that is not the primary residence of the owner in an R-5 Residential Single-Family zoning district
- Standard Conditions of Approval
 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.

Required Action

Approve or Deny

- Additional Conditions of Approval
 3. The number of guest permitted at the dwelling unit at any time shall not exceed six.
 4. The number of vehicles permitted for guest use shall not exceed two.