

**Board of Zoning Adjustment**  
**Staff Report**  
October 21, 2019



<b>Case No:</b>	19-CUP-0067
<b>Project Name:</b>	Beckman Short Term Rental
<b>Location:</b>	618 East Brandeis Avenue
<b>Owner(s):</b>	ABK Properties, LLC
<b>Applicant:</b>	ABK Properties, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	15 – Kevin Triplett
<b>Case Manager:</b>	Jon Crumbie, Planning & Design Coordinator

**REQUEST(S)**

Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the owner/host in an R-5 zoning district and Neighborhood Form District.

**CASE SUMMARY/BACKGROUND**

The applicant requests approval to conduct short term rentals at the subject property. The subject property is developed with one structure that is a single- family residence. The applicant states that the residence has 4 bedrooms that will allow a maximum number of 10 guests. The applicant states that there are five parking spaces; the site has credit for one on-street parking space.

**STAFF FINDING / RECOMMENDATION**

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

## RELATED CASES

None

## TECHNICAL REVIEW

There are no outstanding technical review items.

## INTERESTED PARTY COMMENTS

A neighborhood meeting was held on 6/21/2019 and four people were in attendance.

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

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

STAFF: The proposal does not conflict with Comprehensive Plan policies.

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

STAFF: When appropriately managed, the proposed use is compatible with surrounding development and land uses.

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

STAFF: The subject property is served by existing public utilities and facilities. The proposal will not create substantial additional requirements for the site.

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

**4.2.63** Short Term Rental Term Rental of a dwelling unit that is not the primary residence of the host or the Short Term Rental of a condominium unit that is 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 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. ***The applicant has been informed of this requirement.***
- B. The dwelling unit shall be limited to a single short term rental contract at a time. ***The applicant has been informed of this requirement.***
- C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus two individuals, except where the licensed property is in excess of two acres in

which case the occupancy limit shall be two times the number of bedrooms plus six individuals.

***The subject property is smaller than two acres. The applicant states that the residence has 4 bedrooms that will allow a maximum number of 10 guests.***

- D. The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to the nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. The provision shall not apply to a property in the TNZD district which required a conditional use permit even though it is the primary residence of the host. ***Staff states that there is one approved short term rental conditional use permit within 600 feet and two pending.***
- E. The building in which the dwelling unit is located shall be a single-family residence, duplex, or condominium. If the short term rental is a condominium unit, the condominium unit must be the primary residence of the host. All conditional use permit applications for the short term rental of a condominium unit shall include evidence showing the applicable condominium association has taken action to approve the short term rental of the subject condominium. The evidence shall be provided in the form of minutes from an officially called meeting of the applicable condominium association board where in all condominium would be discussed and a majority of the board members voted in favor of permitting/allowing the short term rental of the subject condominium. In addition to notification required by Chapter 11 Part 5A, an applicant for a short term rental within a condominium shall provide notice of the Conditional Use Permit public hearing to all condominium owners within the association. Proof of notification shall be by way of affidavit. This provision shall not be waived or adjusted. ***The applicant has been informed of this requirement.***
- F. Food and alcoholic beverages shall not be served by the host to any guest. ***The applicant has been informed of this requirement.***
- G. Outdoor signage which identifies the short term rental is prohibited in residential zoning districts. ***The applicant has been informed of this requirement.***
- H. There shall be a sufficient amount of parking available for 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. ***The site has credit for one on-street parking space.***
- I. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances. ***The applicant has been informed of this requirement.***
- J. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a twelve (12) month period, the Planning Director may revoke the approval. When the Planning Director revokes an approval under this section, the owner and host shall be notified of the revocation and shall have thirty (30) days in which to request an appeal before the Board of Zoning Adjustment. If no appeal is requested, the revocation shall become final on the thirty-first (31) day after the initial action by the Director. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing, and mechanical codes. Criminal complaints include, but are not limited to, reported drug activity, theft and criminal mischief. ***The applicant has been informed of this requirement.***
- K. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental pursuant to the Louisville Metro Code of Ordinances. If the short term rental is not

registered within thirty (30) days of the issuance of the conditional use permit, the permit shall become null and void. ***The applicant has been informed of this requirement***

- L. An active registration for the short term rental, as required by the Louisville Metro Code of Ordinances, shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months, or in the event of a change of ownership and/or host, a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void. In order to recommence short term rentals, a new conditional use permit must be granted if required by this Land Development Code. ***The applicant has been informed of this requirement.***

**NOTIFICATION**

Date	Purpose of Notice	Recipients
10/3/19	Hearing before BOZA	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 15
10/4/19	Hearing before BOZA	Sign Posting

**ATTACHMENTS**

- 1. Zoning Map
- 2. Aerial Photograph
- 3. Proximity Map
- 4. Justification statement

1. **Zoning Map**

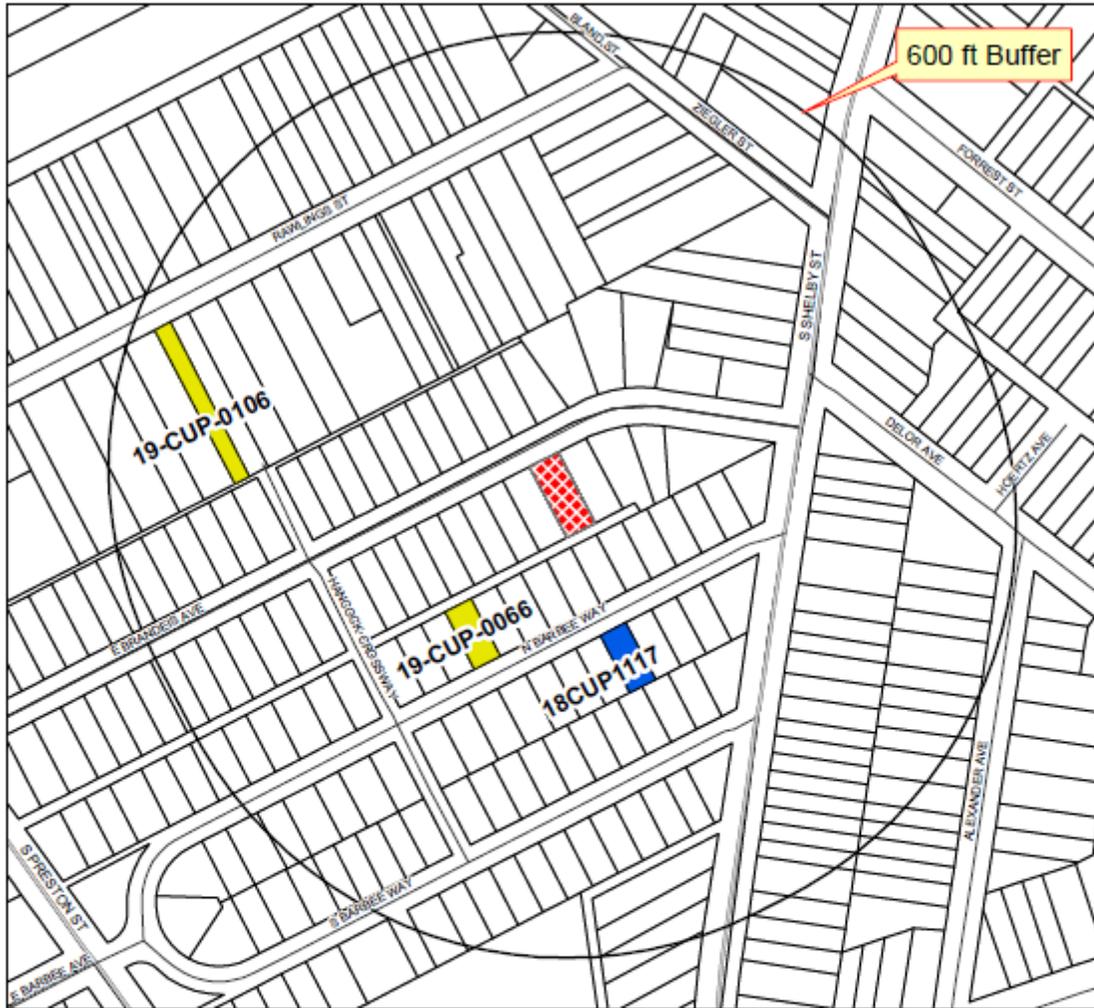


2. Aerial Photograph



### 3. Proximity Map

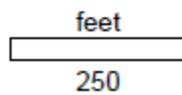
Map Created: 10/14/2019



#### Legend

-  Buffer
-  Subject Site
-  Approved
-  Pending

#### Proximity Map #19-CUP-0067



This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



Copyright (c) 2018, 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.

#### **4. Justification Statement**

Panel Members,

My name is Andrew Beckman and my wife and I own ABK Properties. We currently have two properties in the Germantown/Schnitzelburg area that we rent to college students, as long-term rentals. While we plan to continue utilizing a long-term rental model for these properties, we are concerned about the Metro Council's efforts to restrict short-term rental properties. Therefore, we are seeking to register our properties as short term rentals, as well as an exception to the 600 foot rule recently enacted by the Council. As an investor in the area, we feel forced to make this request, based on the city's previous legislation efforts to impede short-term rentals.

There are many advantages to allowing short-term rentals. As a long-term renter, my wife and I already have a rigorous screening process for our tenants, including background checks, credit reports, and in-depth reference checks. While we feel we are thorough in screening renters, short-term rentals would go through additional screening, through both AirBNB and VRBO, who have even tighter regulations and security protocol to screen potential renters. In addition to stricter security screenings, short-term rentals provide housing for University students and their families, who may need special accommodations the hotel industry cannot provide. Our properties offer a full-service kitchen, which can be useful for those with dietary restrictions. Finally, because these properties are long/short term rentals, extensive improvements have been made, which in turn improves the overall aesthetic of the neighborhood. Short term rentals are helping to invest in areas that might otherwise be overlooked.

In conclusion, I strongly feel short-term rentals help improve the business economy in the Schnitzelburg area and provides economical housing options for university families, which in turn benefits both the University of Louisville and the city itself. While some may argue that overcrowded street parking and partying are common issues of short-term rentals, our properties, as with most in this area, have driveways and garages to alleviate the parking concern and as stated above, tighter screenings will mitigate unwanted behaviors. Please consider granting our properties a conditional use permit for short-term rental, with an exception to the 600 foot rule, as we are seeking to invest in and improve the Schnitzelburg and surrounding areas.