



DATE: June 15, 2022

TO: Jay Lockett, Planning Commission, Planner II, jay.lockett@louisvilleky.gov  
Applicant: Zach Fry, 5022910587, fryzach@gmail.com

FROM: Mike O'Leary, President, Clifton Community Council

SUBJ: 22-ZONE-0084. 1745 FRANKFORT AVE.  
A change in zoning from R-5B to CR.  
1745 to be used as Chris Seckman's primary residence and as short term rental

The Clifton Community Council will not support the rezoning from R5B to CR for 1745 Frankfort Ave.

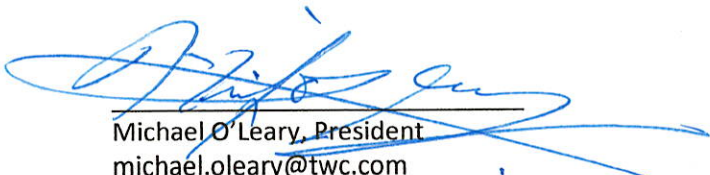
In fact per LDC 4.3.23, no rezoning is needed for Mr. Christopher Seckman to live in this property as a primary residence and utilize it as a short term rental as stated in the application filed on 6/13/22.

**4.3.23 Short Term Rentals**

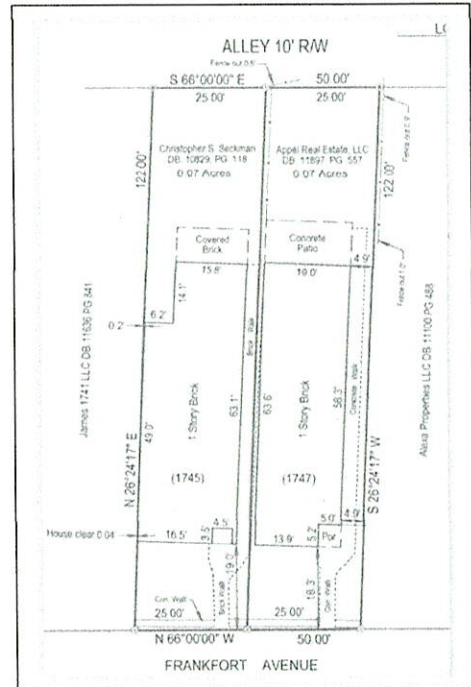
In a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district, a short term rental of dwelling unit that is the primary residence of the host is permitted by the Planning Director with special standards set forth in this section.

**If the STR rental is YOUR PRIMARY RESIDENCE and your property is zoned RESIDENTIAL:**

You are allowed to operate a STR with only an annual registration approved administratively



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<https://louisvilleky.gov/government/planning-design/short-term-rental-information>

### **A few things to know:**

- **All short term rental hosts must annually register each of their rentals** with Louisville Metro's Office of Planning & Design Services. The annual registration fee is \$100.
- **All hosts must also register with the Louisville Metro Revenue Commission** to pay the Bed Tax and Occupational Tax
- **Short term rentals regulations do not supersede lease agreements, homeowner's association bylaws, covenants, deed restrictions, or any other agreement, law or regulation** that prohibits subletting or use of your dwelling as a short term rental.
- **Failure to register a short term rental is equivalent to operating without a permit and will result in enforcement action.** A first offense results in a \$125 fine, a second offense results in a \$250 fine, a third offense results in a \$500 fine, and any additional offense results in a \$1,000 fine. Each day may be considered a separate offense.
- **Advertising a short term rental that is not registered is prohibited.** Unlawfully advertising a short term rental without a registration can result in a notice of violation for a first offense and a \$125 fine for every additional day that the short term rental remains advertised.