

21-CUP-0198
N. 20th Street
Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

January 10, 2022

Request

- Conditional Use Permit to allow a short term rental of a dwelling unit that is not the primary residence of the host (Land Development Code (LDC) 4.2.63)
- The applicant proposes to conduct short-term rental of a residence on the site. As it is not the primary residence of the host, a Conditional Use Permit is required.

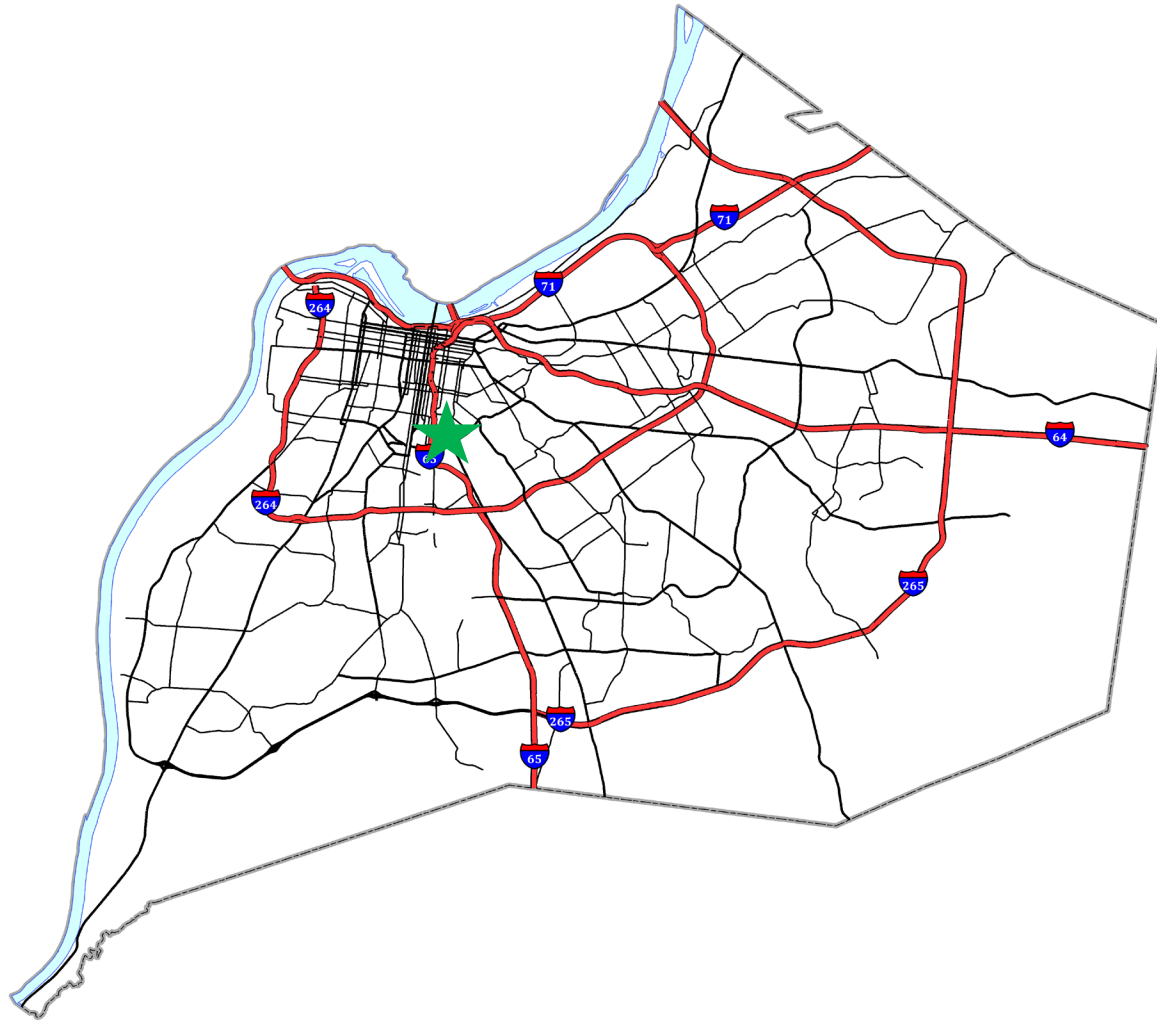
Case Summary/Background

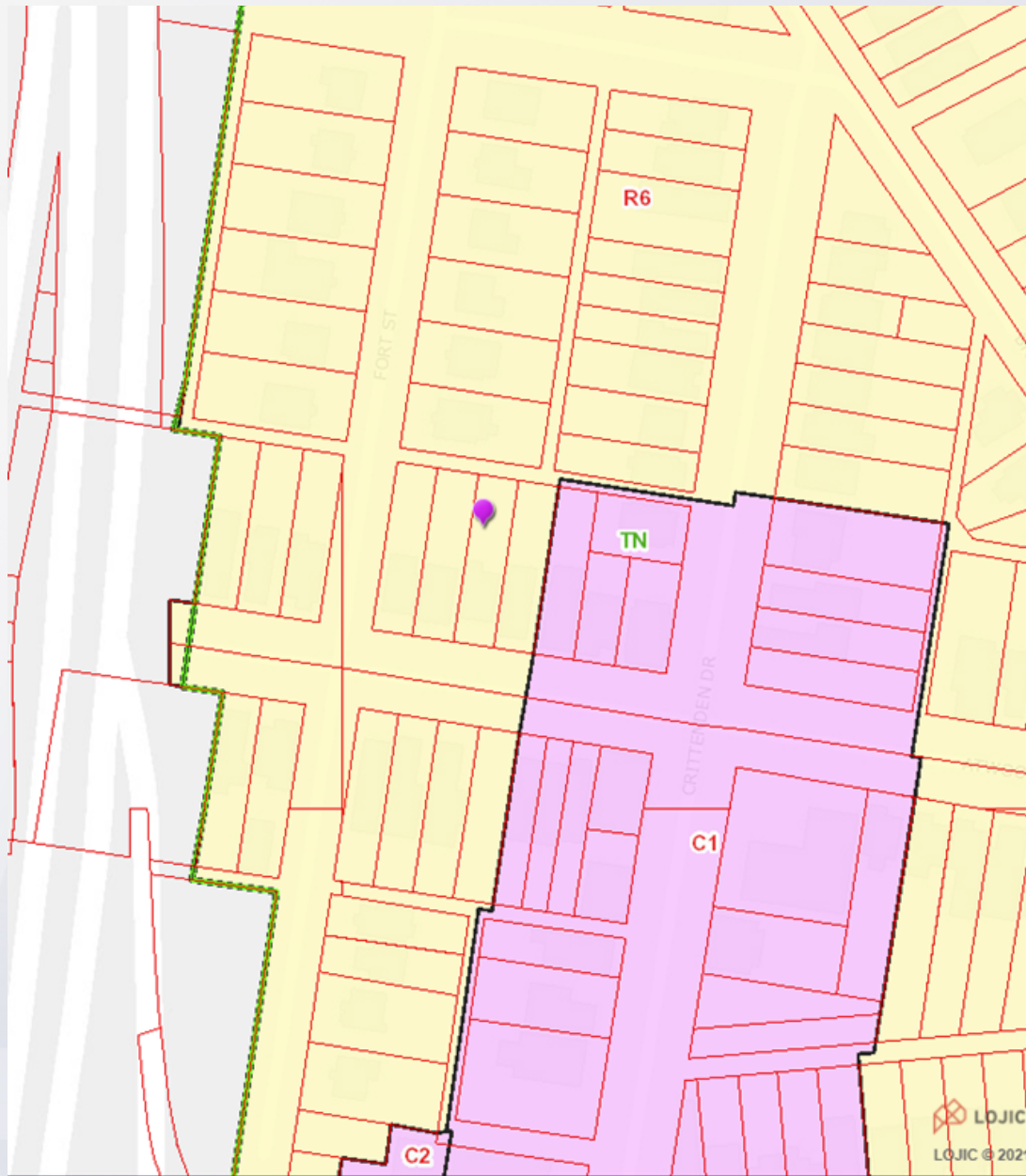
- The site is located on the north side of Atwood Street in between Fort Street and Crittenden Drive and is in the Saint Joseph neighborhood.
- It is in the R-6 Residential Multi-Family Zoning District and the Traditional Neighborhood Form District and is surrounded by R-6 and C-1 Commercial properties.
- It is surrounded by single-family and commercial uses.

Case Summary/Background

- PVA lists the existing structure as a single-family residence.
- The applicant has shown that there are four bedrooms in the residence.
- LDC standards credit the site with one on-street parking space and there is parking for three cars at the rear of the lot. In addition, there appears to be available parking in the area.

Site Location

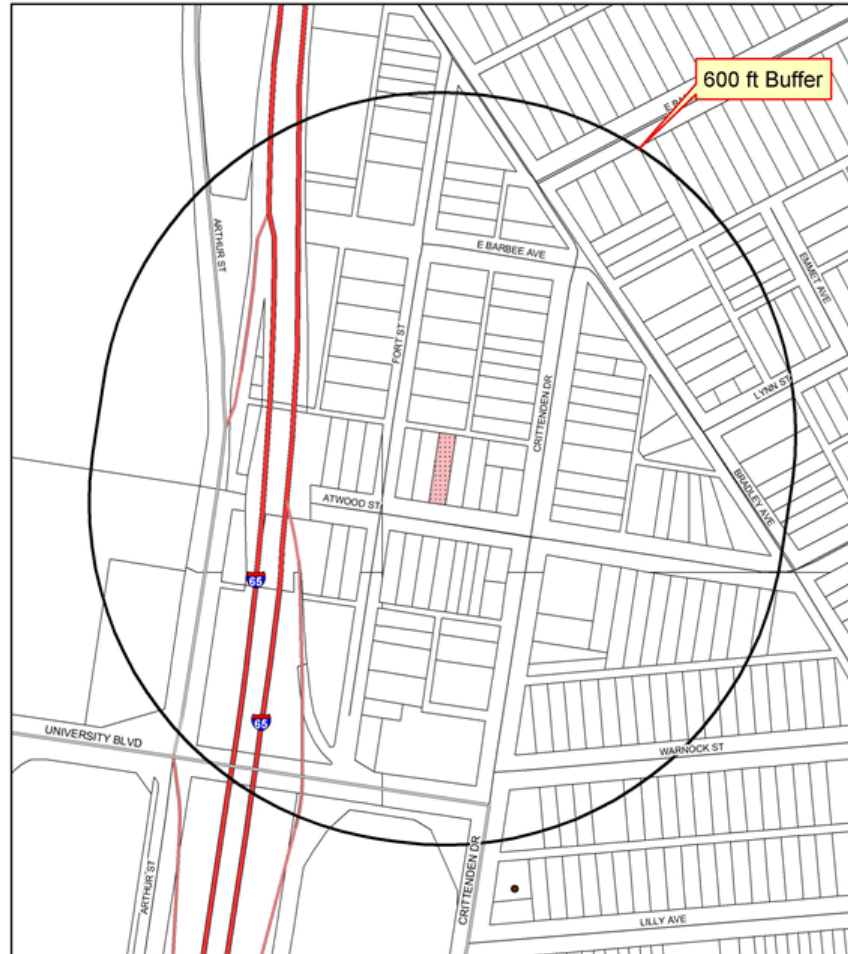






Proximity Map

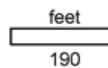
CUP PROXIMITY MAP



Case #21-CUP-0198
Map Created: 12/28/2021

Legend

-  Subject Site
-  Buffer



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



Site Photo



Front of subject property.

Site Photo



Site Photo



Site Photo



Site Photo



Driveway and parking.

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 a short term rental of a dwelling unit (LDC 4.2.63)

Condition of Approval

1). The conditional use permit approval for this short term rental shall be allowed up to four bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.