

16CUP1064 2110 Edgeland Avenue



Louisville Board of Zoning Adjustment Public Hearing

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March 20, 2016

Request

- Conditional Use Permit to allow short term rental in an R-5B zoning district that is not the primary residence of the host.

Case Summary/Background

- The site is a single family home that was used as rental and to house in-laws several months each year. The home is fully remodeled (new roof, all new electrical wiring, insulation, new bathrooms, interior and exterior paint, and refinished floors). The first short term rental occurred in May, 2012. Due to declining health the in-laws have not stayed in the house since 2014. Since then, the home has been a fully furnished rental with rental periods ranging from a few days to over nine months.
- The home is 2,500 square feet with four bedrooms, four full bathrooms, a small den, a large living room, a dining room and an eat in kitchen. Most of the renters are professionals with short term work assignments in Louisville, but the applicant has vacationers, relocating families, local families who have had storm damage or major remodeling projects that made their own homes temporarily uninhabitable. It is rented as a single unit, one renter at a time.

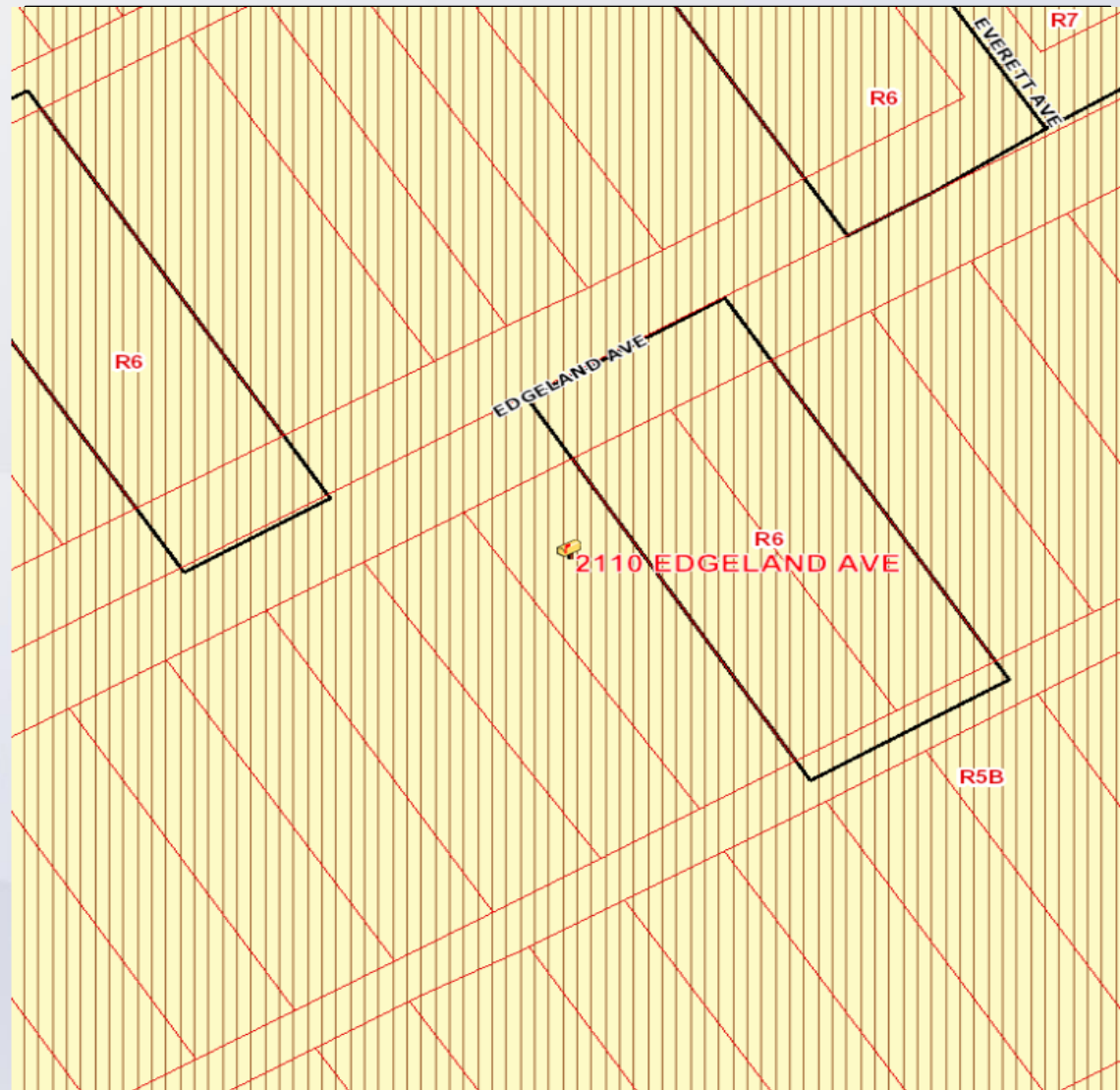
Zoning/Form Districts

Subject:

- Existing: R-5B/TN
- Proposed: R-5B/TN

Surrounding:

- North: R-5B/TN
- South: R-5B/TN
- East: R-5B/TN
- West: R-5B/TN



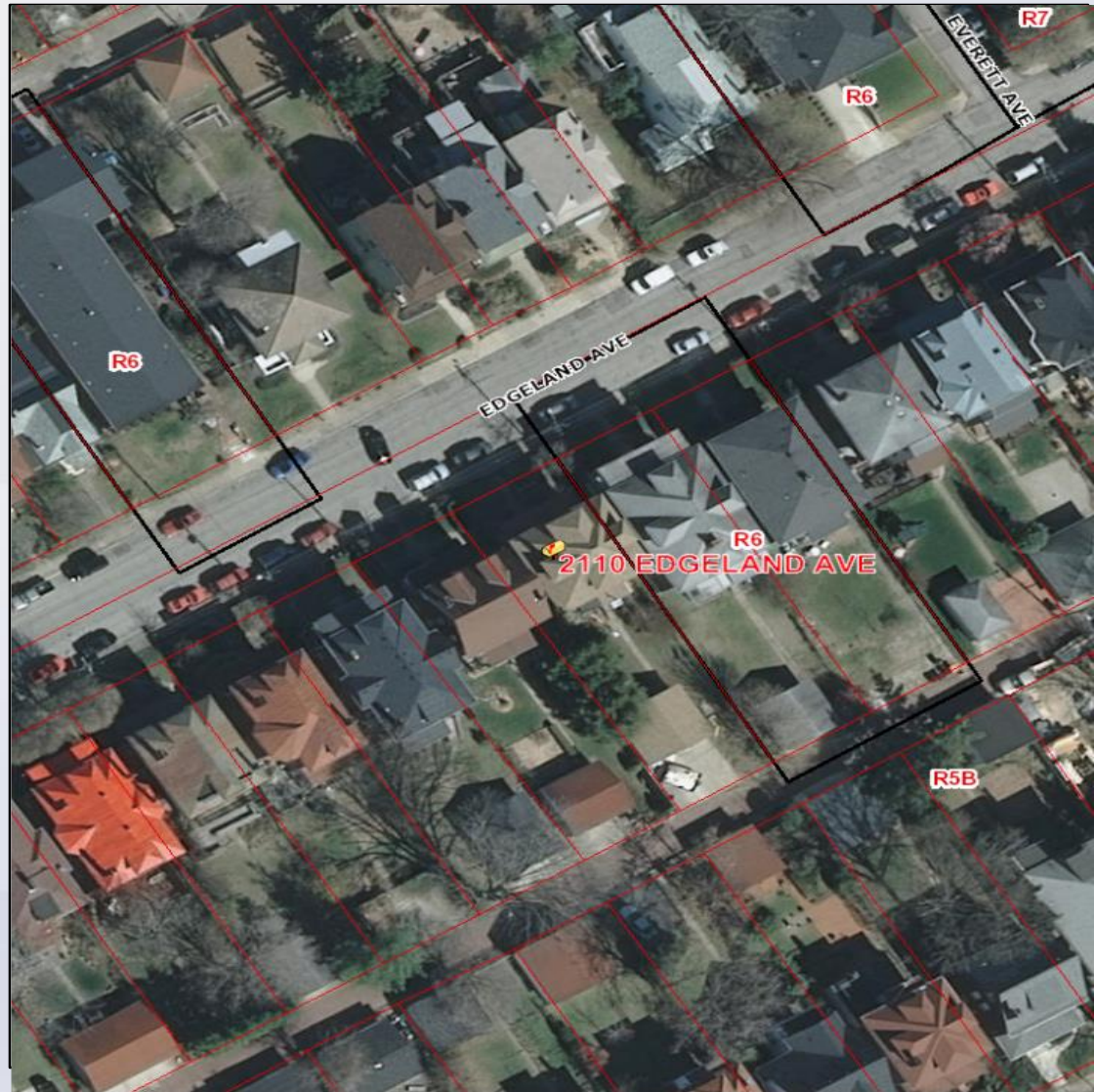
Aerial Photo/Land Use

Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

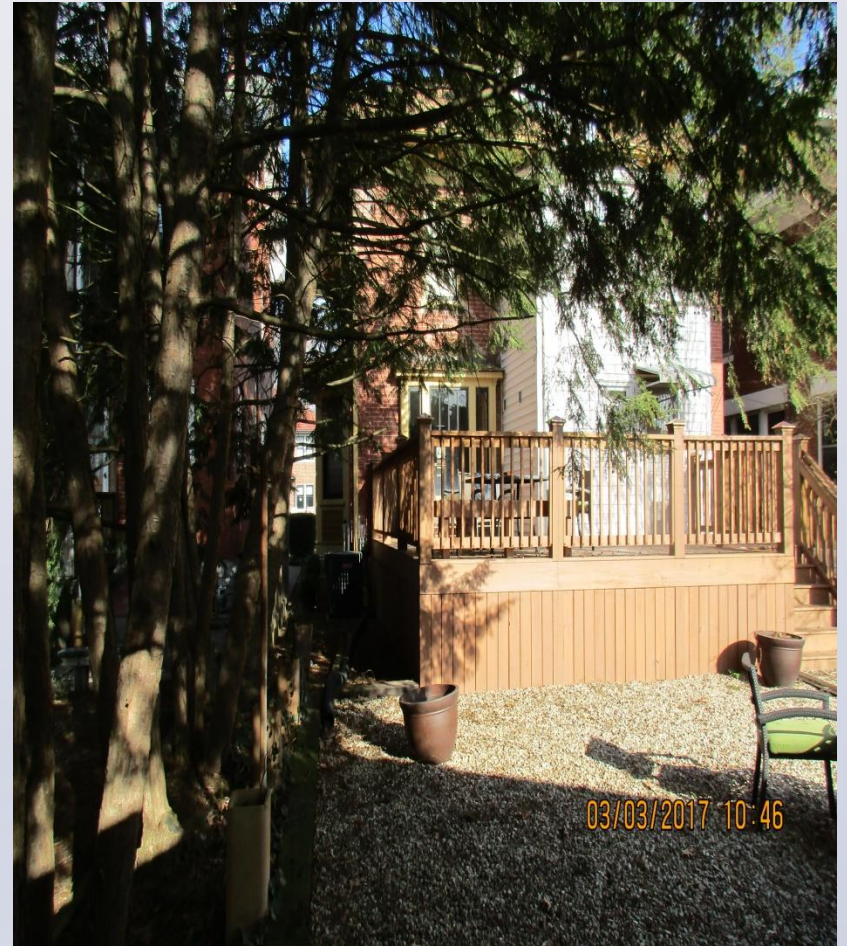
- North: Residential
- South: Residential
- East: Residential
- West: Residential



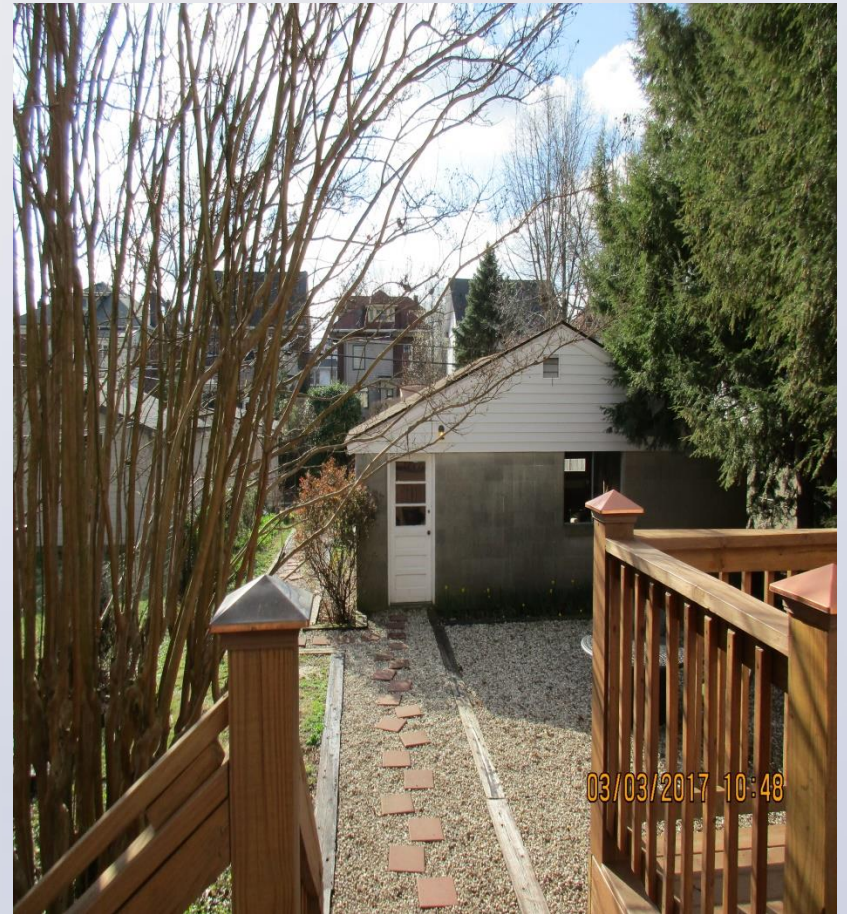
Front/Edgeland Avenue



Rear Yard



Rear Yard



Existing garage/Across alley



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee 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 rental in an R-5B zoning district that is not the primary residence of the host.