

21-CUP-0180
W. Ashland Avenue
Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

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December 6, 2021

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.

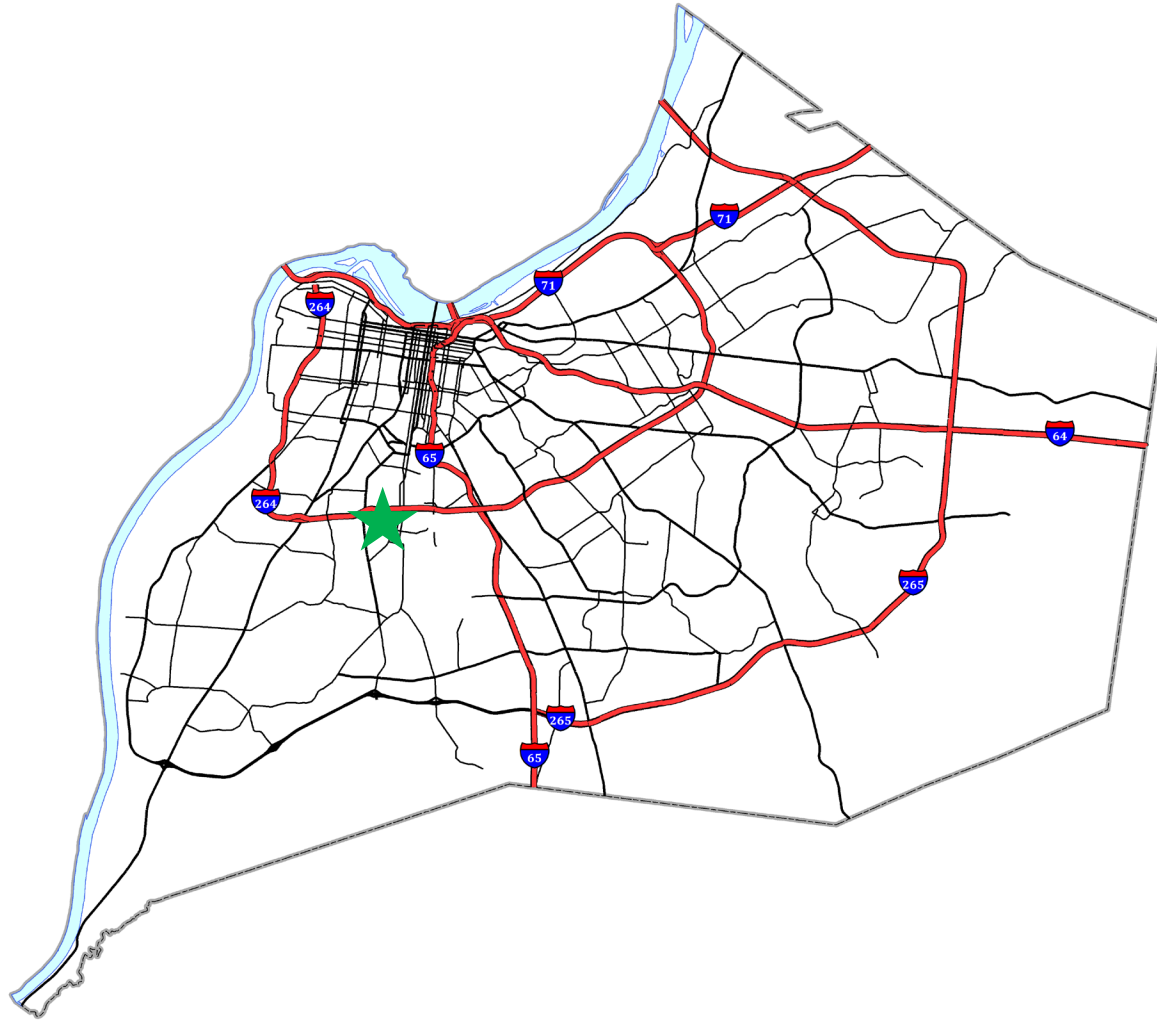
Case Summary/Background

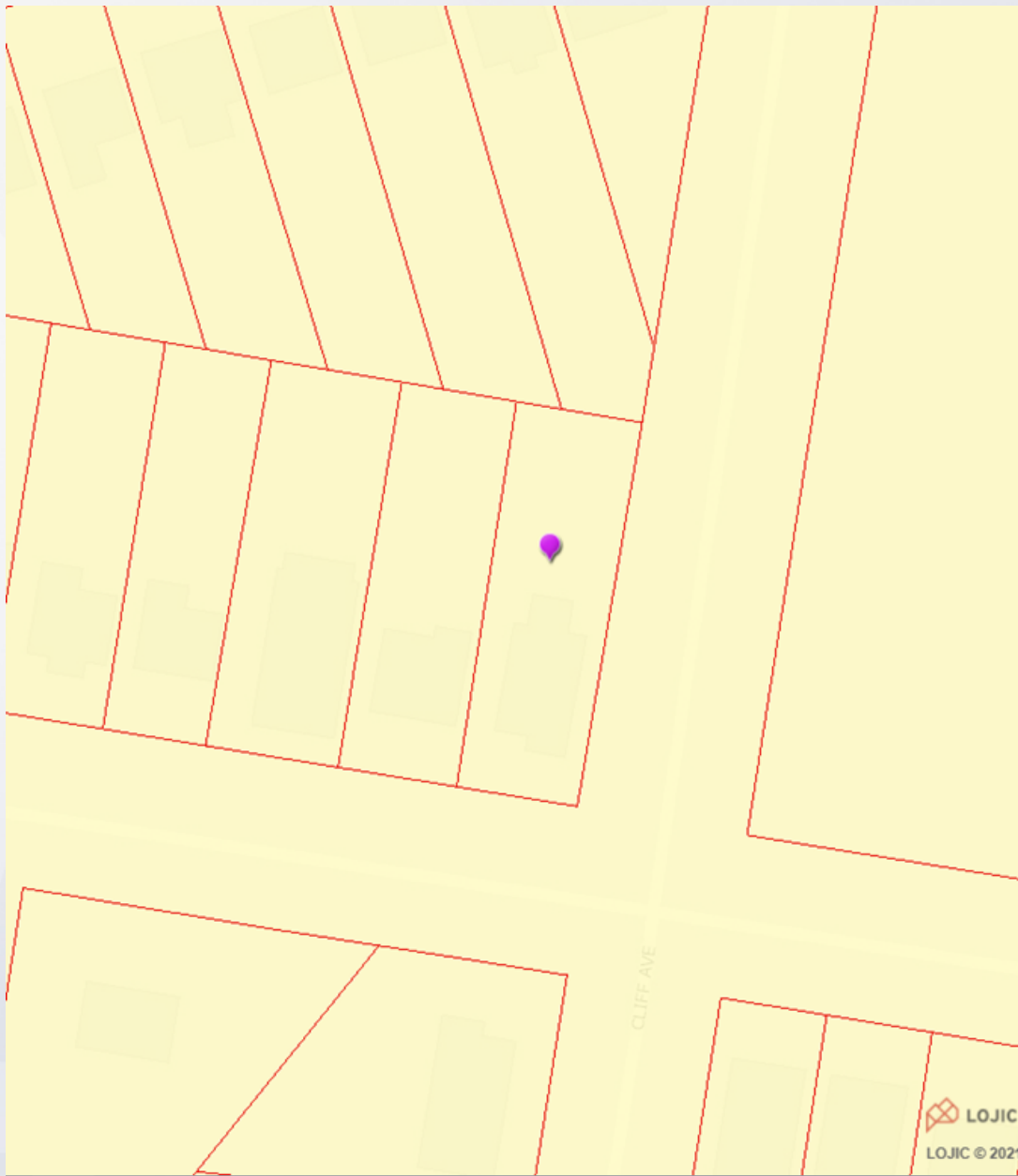
- The site is located on the northwest corner of W. Ashland Avenue and Cliff Avenue in the Southern Heights subdivision.
- It is in the R-5 Single Family Zoning District and the Traditional Neighborhood Form District and is surrounded by other R-5 properties.
- It is surrounded by single-family and institutional uses.

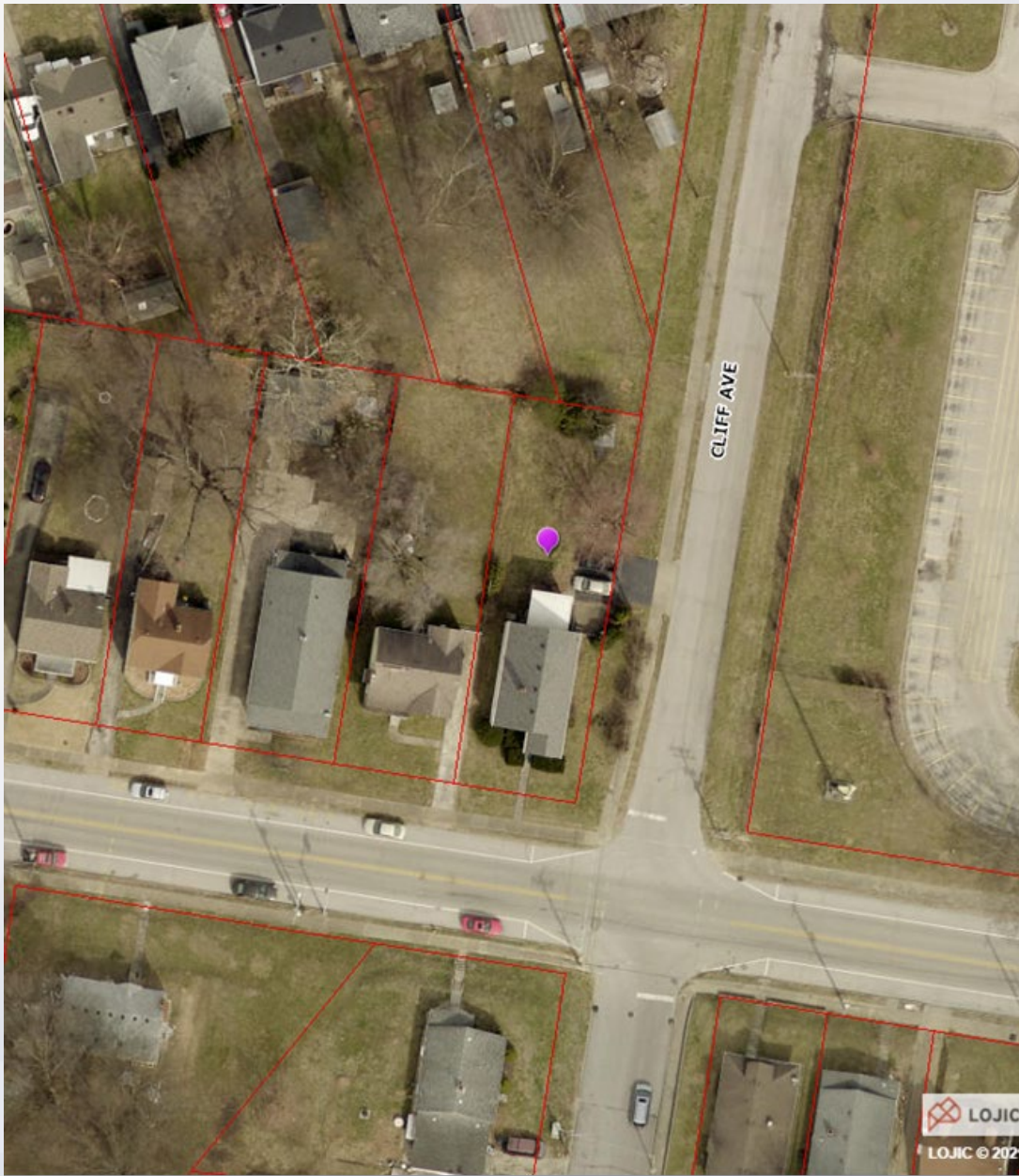
Case Summary/Background

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

Site Location







Proximity Map

CUP PROXIMITY MAP

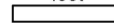


Case #21-CUPPA-0180
Map Created: 11/23/2021

Legend

-  Subject Site
-  Buffer

feet



190



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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.



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Site Photo



11/18/2021 16:25

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 three bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.