

21-CUP-0179
Clarks Lane
Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

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.

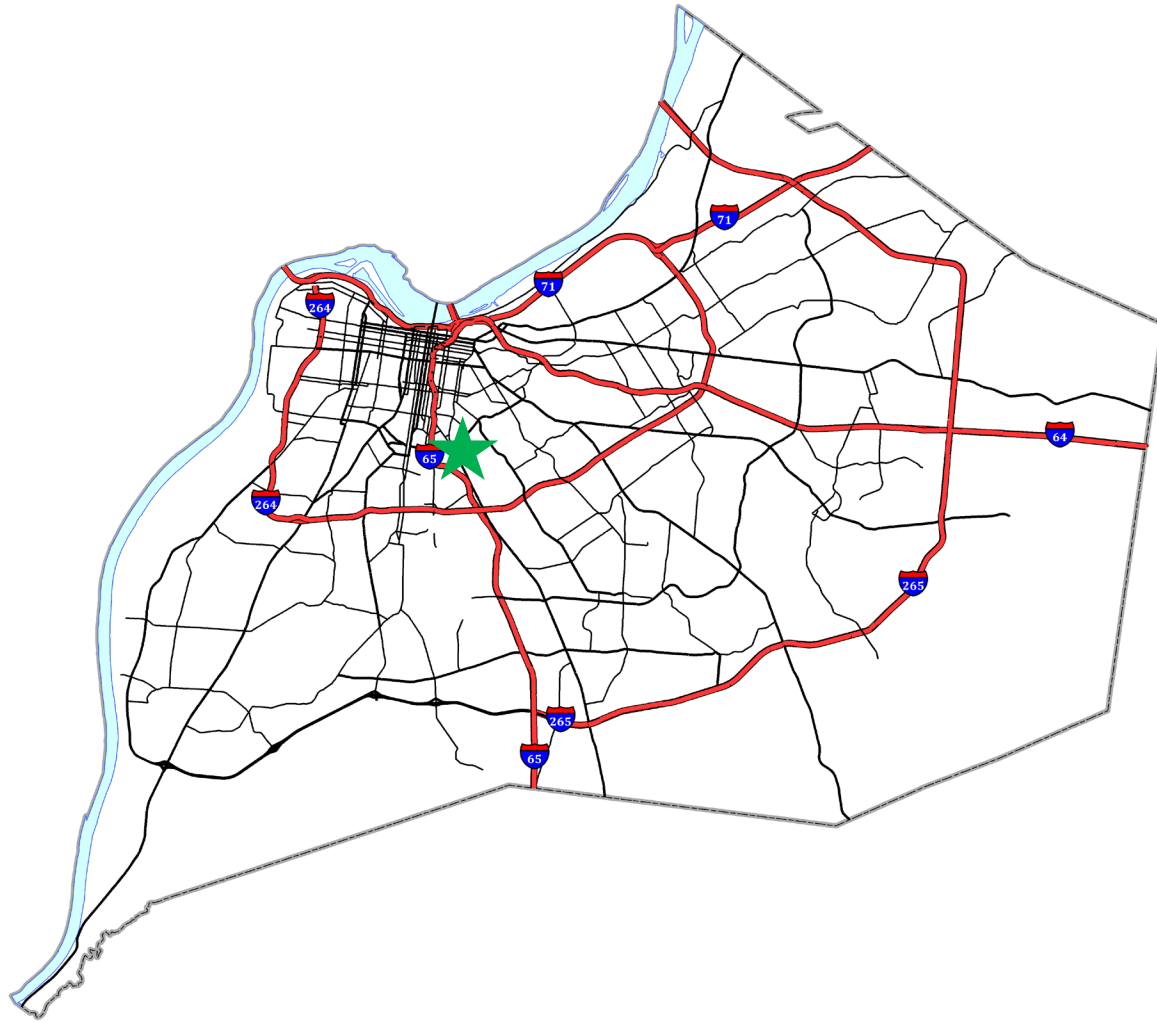
Case Summary/Background

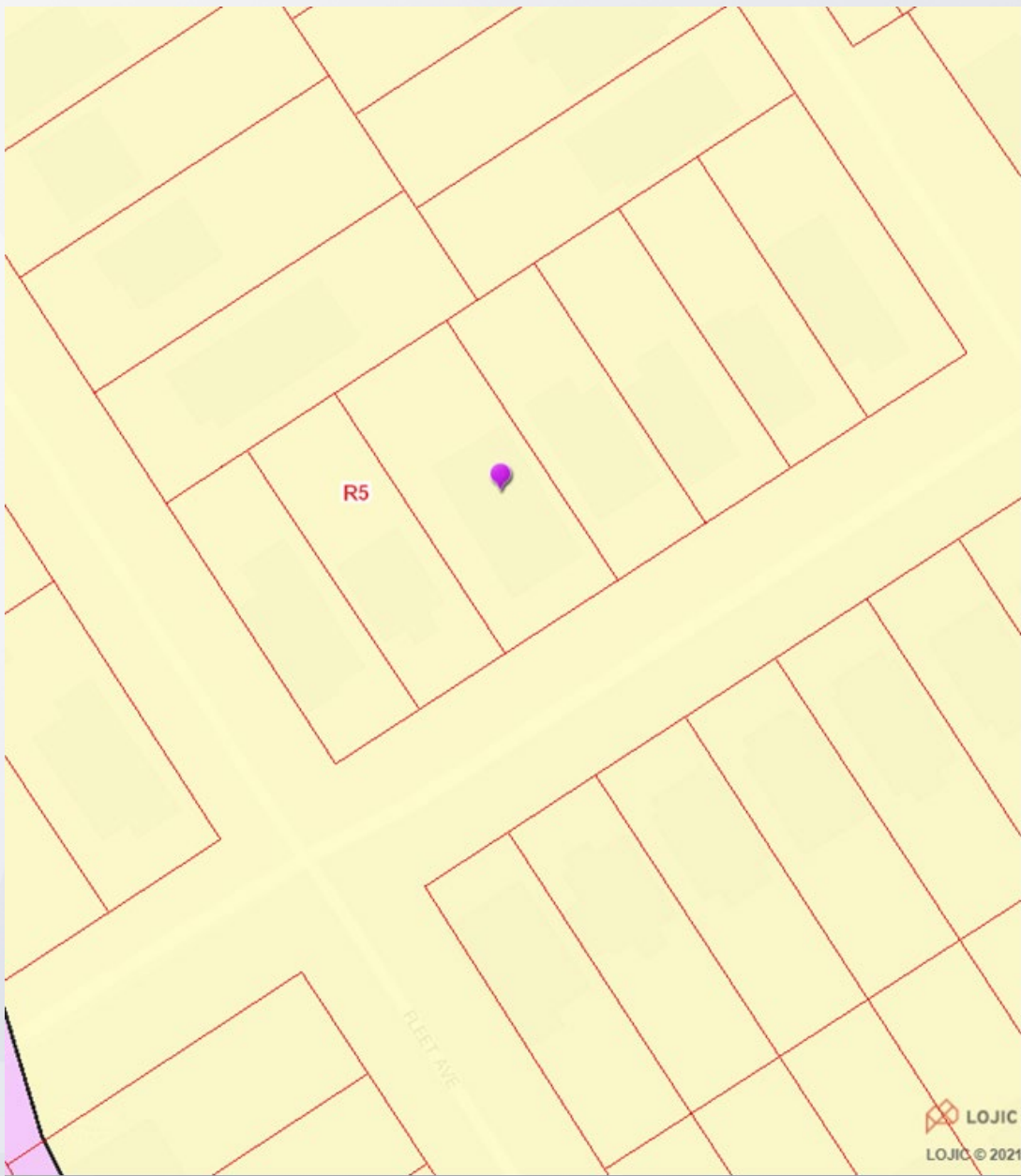
- The site is located on the north side of Clarks Lane in between Fleet Avenue and Dorma Avenue in the Herman Depholz subdivision.
- It is in the R-5 Single Family Zoning District and the Neighborhood Form District and is surrounded by R-5, R-7 Residential Multi Family, and C-1 Commercial.
- It is surrounded by single-family, multi-family, and commercial uses.

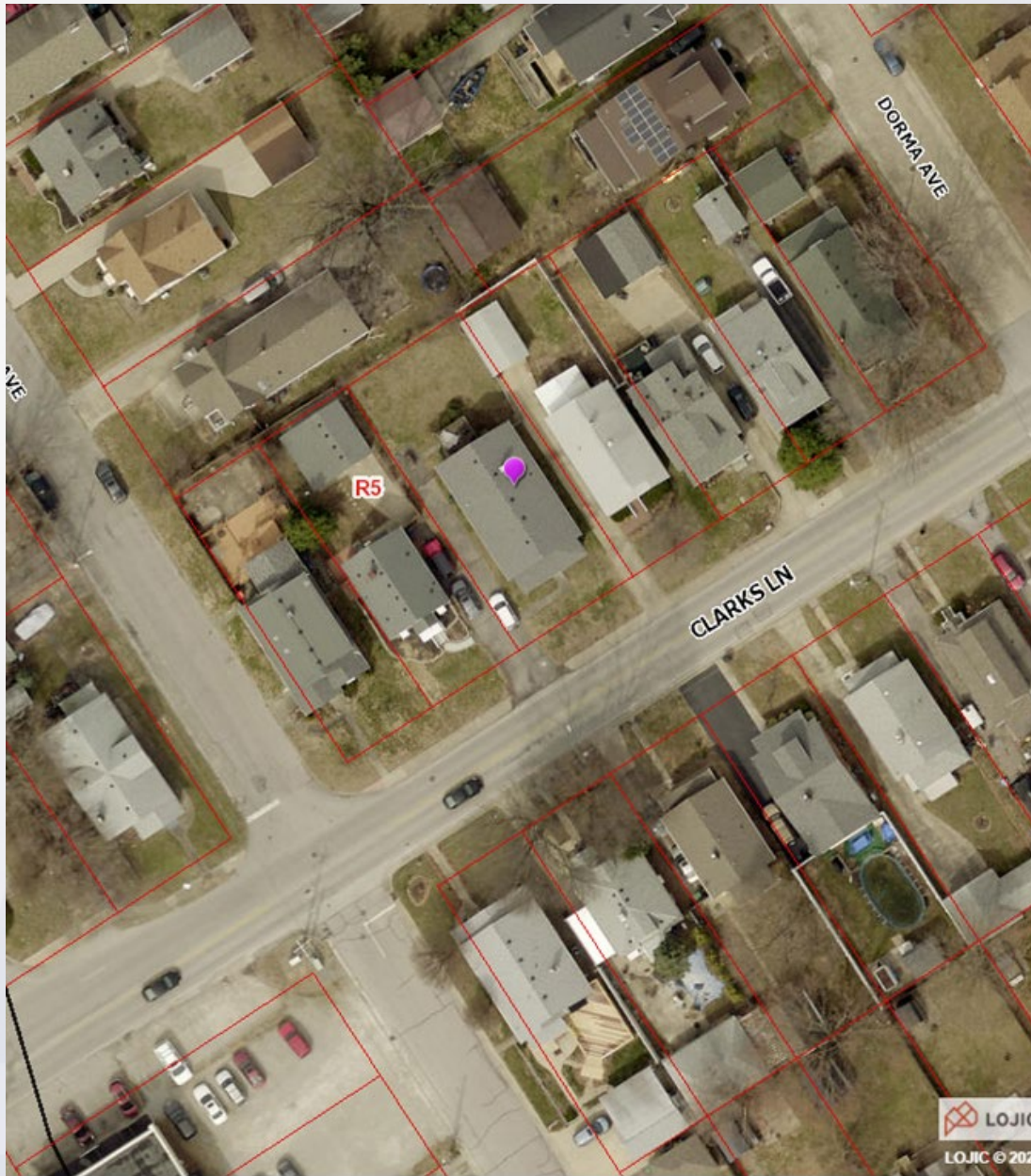
Case Summary/Background

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

Site Location







Proximity Map

CUP PROXIMITY MAP

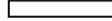


Case #21-CUPPA-0179
Map Created: 11/23/2021

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.



21-CUP-0179

Site Photo



Front of subject property.

Site Photo



Site Photo



Site Photo



Site Photo



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