

16CUP1056
Short Term Rental:
922 Rubel Ave



Board of Zoning Adjustment Public Hearing

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April 3, 2017

Request

- Conditional Use Permit to allow a short term rental as the primary use in a UN zoning district

Case Summary/Background

- Subject property is developed as a single-family detached dwelling
- Subject property is square in shape, 36 feet in width along Rubel
- Residential structure is 1,020 square feet in floor area, is two stories in height, and has two bedrooms
- located on the southwest side of Rubel Avenue, between Christy Avenue and Morton Avenue

Zoning/Form Districts

Subject Property:

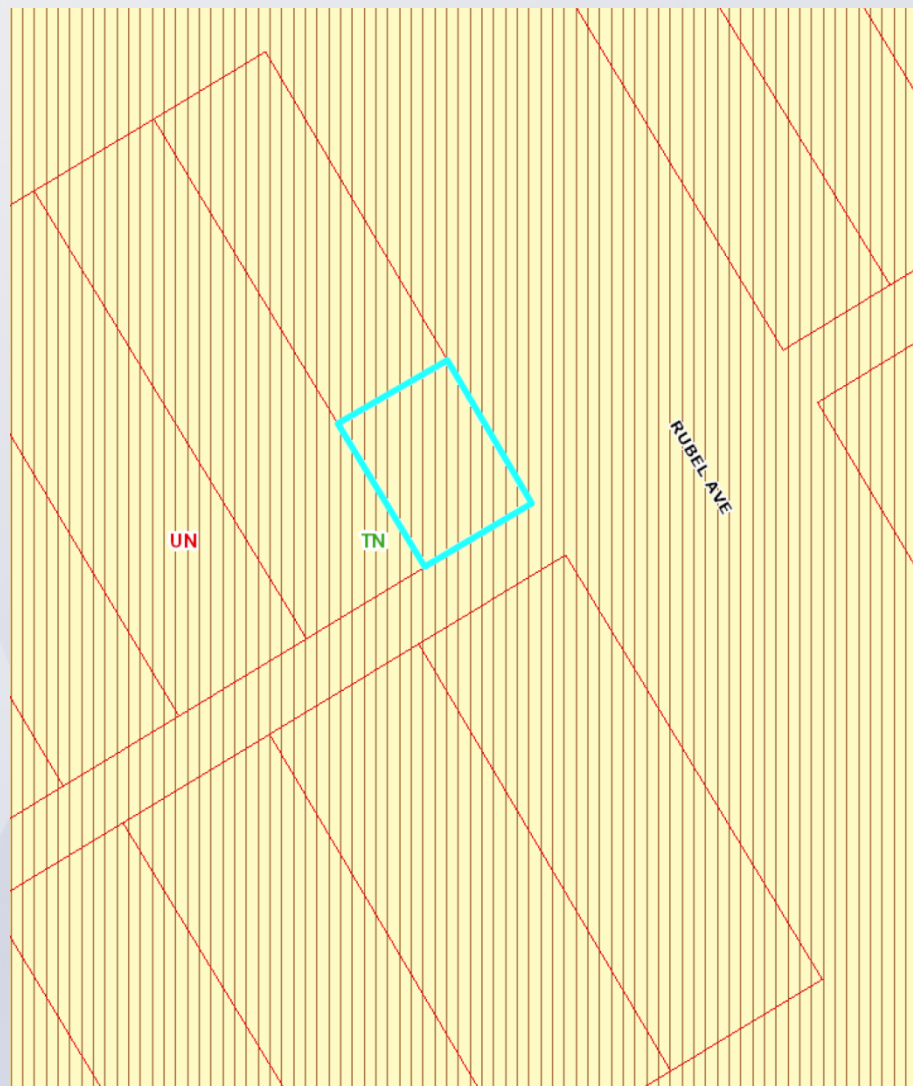
Existing: UN/TN

Northwest: UN/TN

Southeast : UN/TN

Northeast: UN/TN

Southwest: UN/TN



Aerial Photo/Land Use

Subject Property:

Existing: Short term rental

Proposed: Short term rental

Northwest : Single-family

Southeast : Two-family

Northeast : Single-family

Southwest : Single-family





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Subject Property & Surroundings

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Across Street from Subject Property

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Alley Along Southeast Property Line

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Standards of Review

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?
2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?
3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

A short term rental (STR) in the TNZD may be allowed upon the granting of a CUP. In addition to any conditions of approval, the STR and its host shall meet the following requirements:

- A. The max stay for a guest shall be 29 consecutive days.
- B. The dwelling unit shall be limited to a single STR contract at a time.
- C. At no time shall more persons reside in the STR than 2X the number of bedrooms plus 4 individuals.
- D. The dwelling unit shall be a single-family residence or duplex. This provision shall not be waived or adjusted.
- E. Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.
- F. Outdoor signage which identifies the STR is prohibited.
- G. There shall be a sufficient amount of parking available for the host and guests, as determined by the BOZA. The amount and location of parking shall be based on the land uses and density of the immediate vicinity. Any parking surface that is added to accommodate the STR use shall be removed when the STR use is terminated.
- H. The STR and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
- I. If the property is subject to 2 or more substantiated civil and/or criminal complaints, the BOZA may revoke the approval.

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 in the LDC for a Conditional Use Permit

Required Actions

- Approve or Deny Conditional Use Permit to allow short term rental