

22-CUP-0074
Atwood Street
Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

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May 16, 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. This property is the primary residence of the host but they want to apply for the Conditional Use Permit.

Case Summary/Background

- The site is located on the north side of Atwood Street between Crittenden Drive and Bradley Avenue.
- It is in the R-6 Residential Multi-Family Zoning District and Traditional Neighborhood Form District and is surrounded by R-6, R-7 Residential Multi-Family, and C-1 Commercial properties.

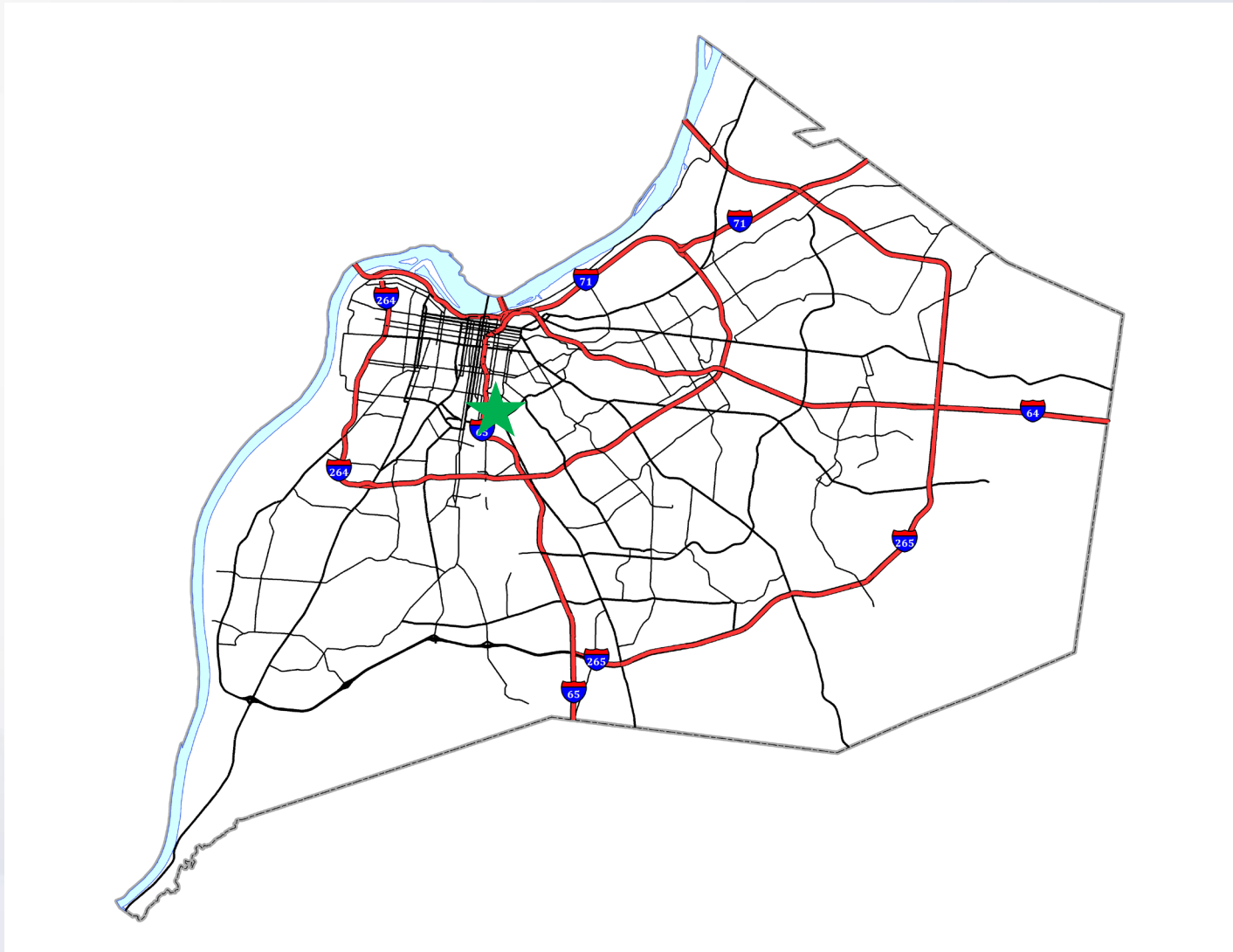
Case Summary/Background

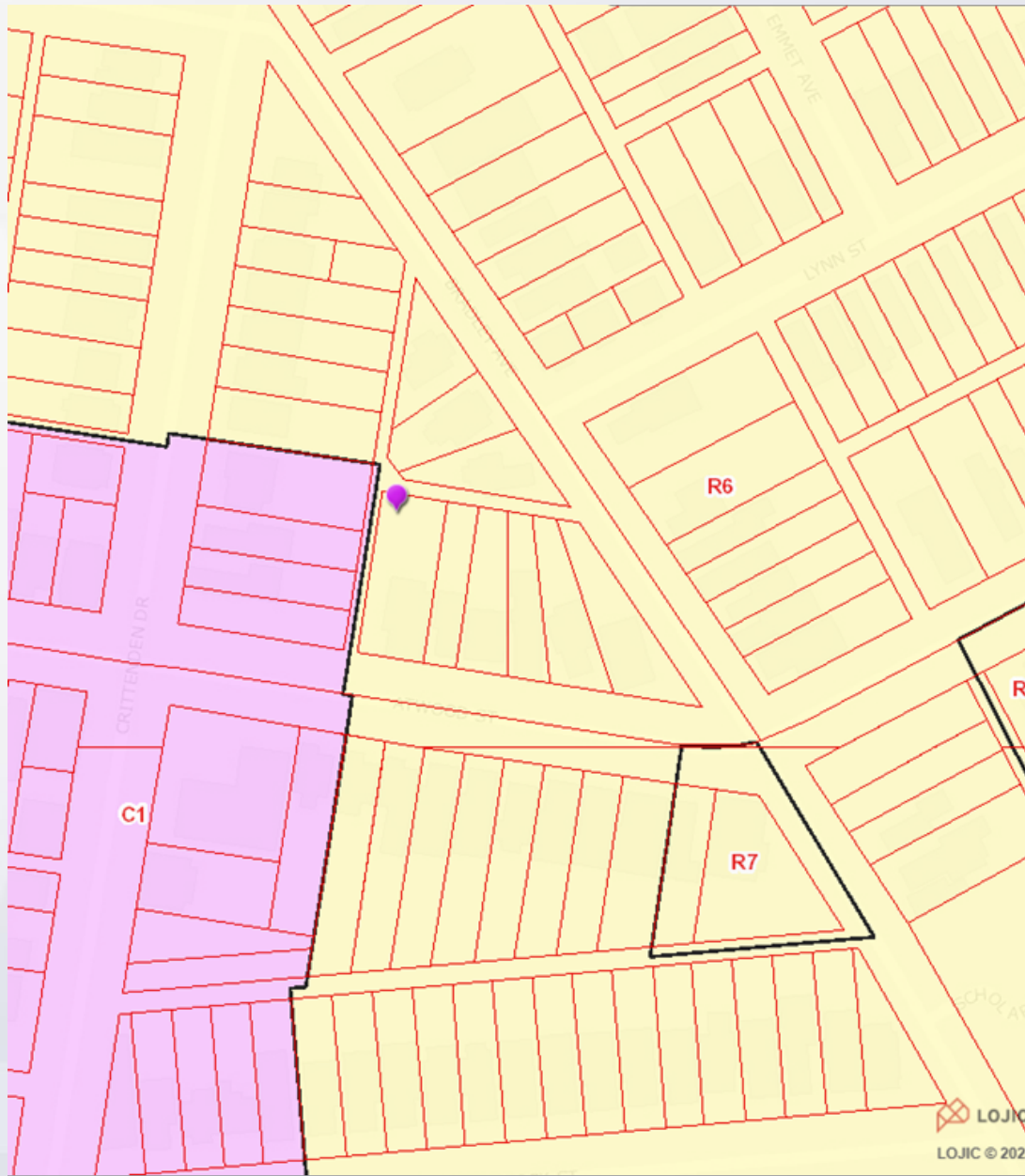
- There is a principal structure on site that is the primary residence of the applicant and an accessory structure with a garage on the first floor and a dwelling unit on the second floor.
- The applicant is proposing to use short term rentals in both structures and is requesting the Conditional Use permit for the entire property.

Case Summary/Background

- PVA lists the existing structure as a single-family residence.
- The applicant has shown that there are four bedrooms in the principal structure and one bedroom in the accessory structure.
- LDC standards credit the site with two on-street parking spaces and space to accommodate two vehicles in the garage. In addition, there appears to be available parking in the area.

Site Location







Proximity Map

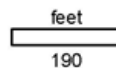
CUP PROXIMITY MAP



Legend

-  Subject Site
-  Buffer
-  Approved

Case #22-CUP-0074
Map Created: 05/05/2022



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Site Photo

May 2, 2022 at 10:14:11 AM
513 Atwood St
Louisville KY 40217
United States



Front of subject property.

Site Photo



May 2, 2022 at 10:15:00 AM
513 Atwood St
Louisville KY 40217
United States

Site Photo



Accessory structure.

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 (with a maximum number of 10 guests at any time). Prior to use, bedrooms must meet all occupancy requirements set forth in Louisville Metro Code of Ordinances. A modification of the conditional use permit shall be required to allow additional bedrooms.