

21-CUP-0135
Bashford Manor
Short Term Rental



Louisville Metro Board of Zoning Adjustment
Public Hearing

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December 20, 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. The property owner currently resides on the property but plans to move and is requesting the Conditional Use Permit.

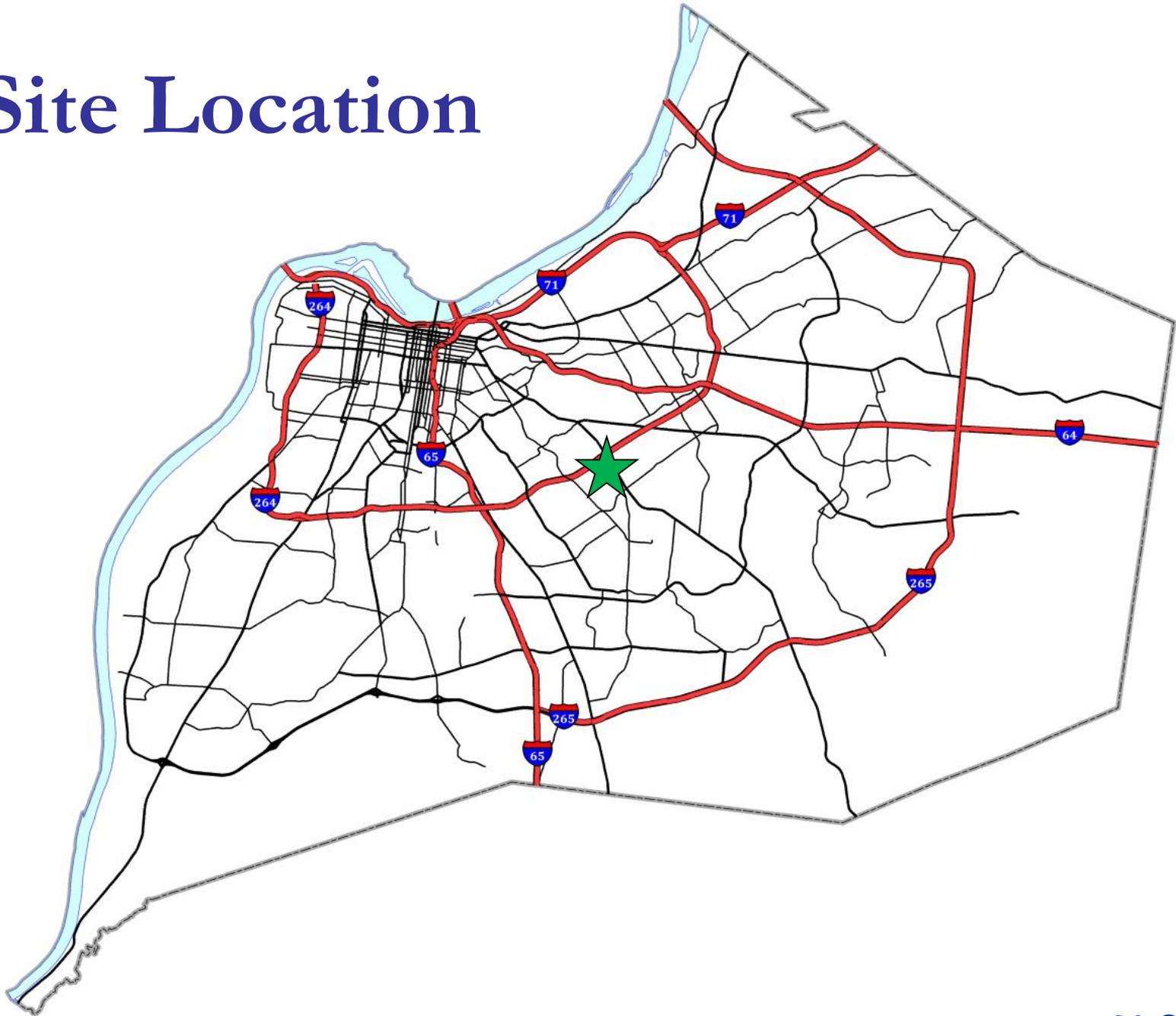
Case Summary / Background

- The site is located on the northwest corner of the intersection of Adele Ave and Bashford Manor Ln. Across from the Bashford Manor Shopping Center.
- 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-2 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.
- The applicant states that there are 4 parking spaces located on site.

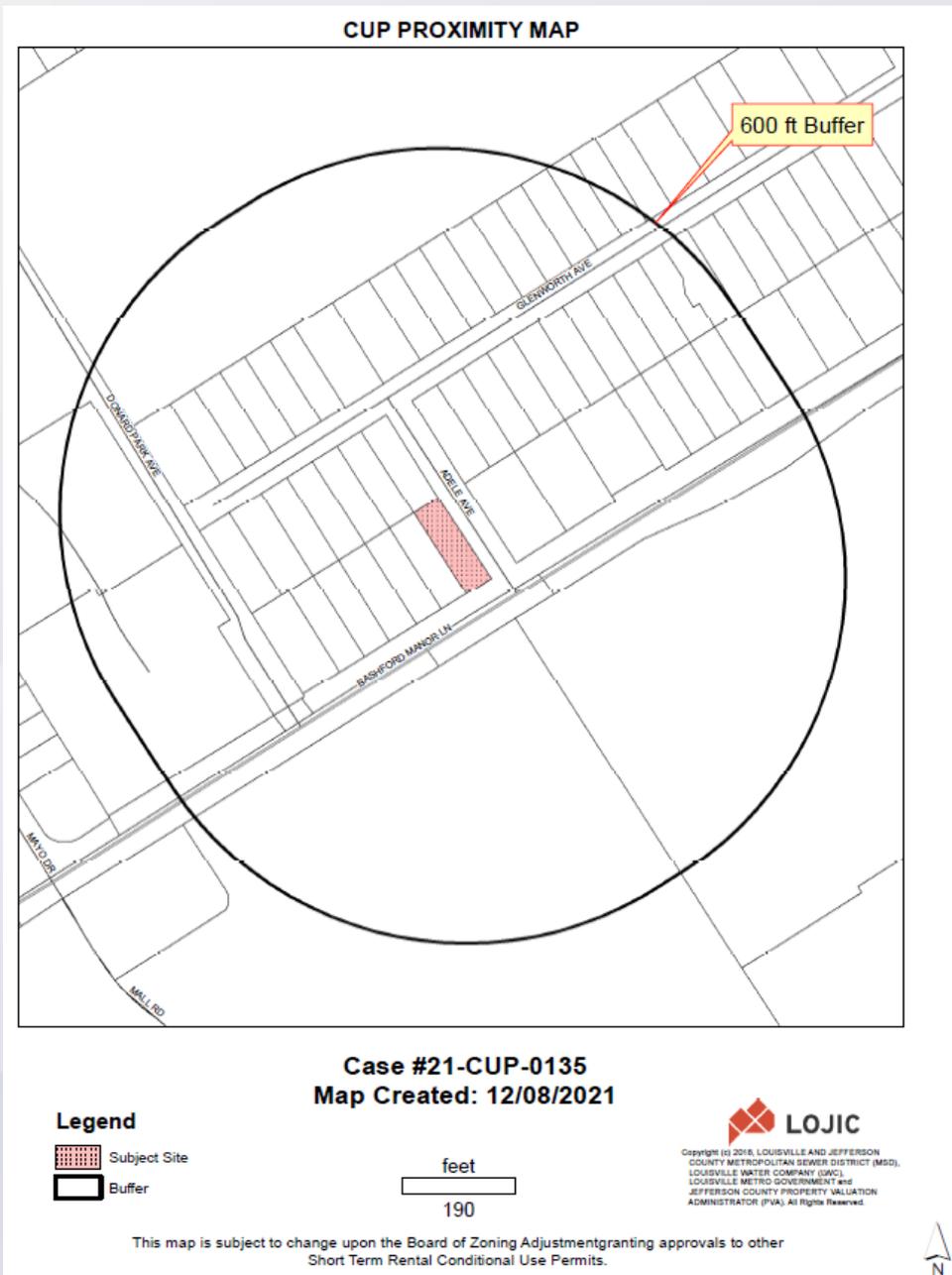
Site Location



Zoning Map



Proximity Map



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Left of subject property.

Site Photos-Subject Property



Right of subject property.

Site Photos-Subject Property



Across Bashford Manor Ln.

Site Photos-Subject Property



Available parking.

Conclusion

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Action

Approve/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.