

22-CUP-0072

Preston Highway Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

May 2, 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. As it is not the primary residence of the host, a Conditional Use Permit is required.

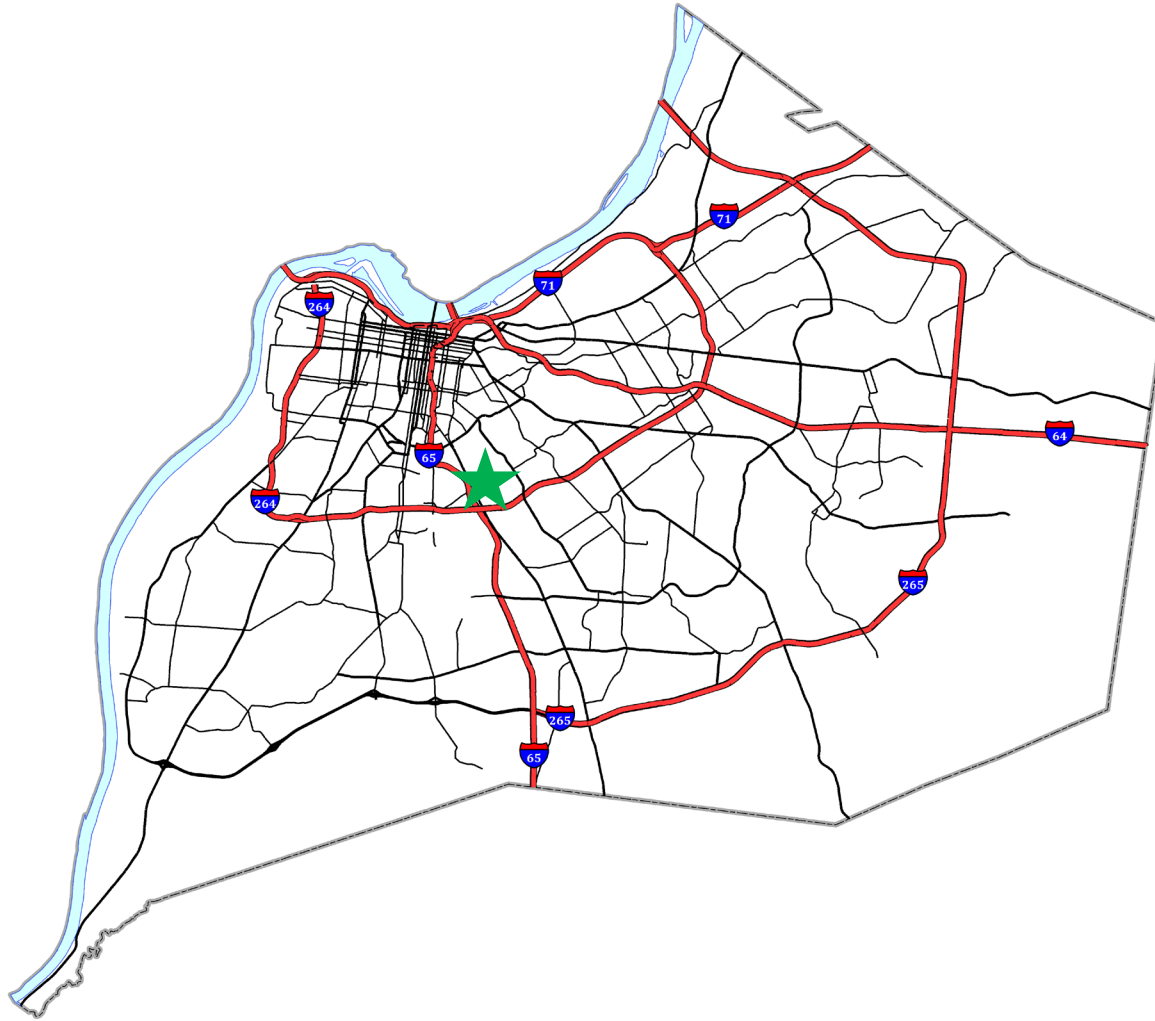
Case Summary/Background

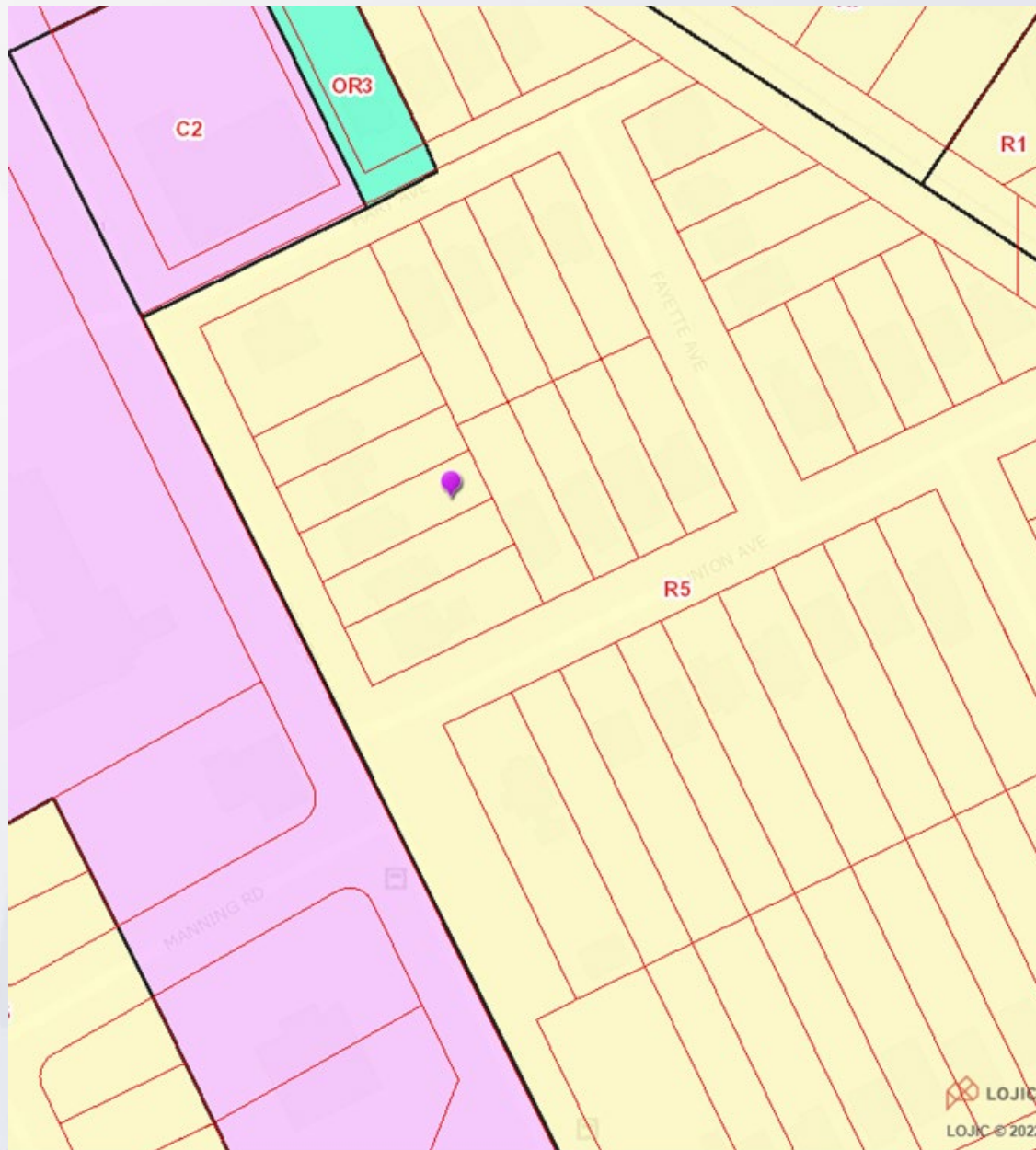
- The site is located on the east side of Preston Highway between Hart Avenue and Union Avenue.
- It is in the R-5 Residential Single-Family Zoning District and Neighborhood Form District and is surrounded by R-5, OR-3 Office/Residential, C-1 Commercial, and C-2 Commercial properties.

Case Summary/Background

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

Site Location







Proximity Map



Case #22-CUP-0072
Map Created: 04/19/2022

Legend

- Subject Site
- Buffer

feet

180



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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.



22-CUP-0072

Site Photo



Apr 18, 2022 at 2:10:16 PM
3339 Preston Hwy
Louisville KY 40213
United States

PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT
3339
PRESTON HWY
CASE #22-CUP-0072
DATE: MAY 2, 2022
MONDAY 1:00 PM
MEETING
ONLINE OR IN-PERSON
QUESTIONS CALL: 574-6230

Site Photo



Apr 18, 2022 at 2:10:28 PM
3339 Preston Hwy
Louisville KY 40213
United States

Site Photo



Apr 18, 2022 at 2:11:01 PM
3339 Preston Hwy
Louisville KY 40213
United States

Site Photo



Site Photo



Site Photo



Apr 18, 2022 at 2:11:44 PM
3339 Preston Hwy
Louisville KY 40213
United States

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