

# 22-CUP-0079

## E. Washington Street Short Term Rental



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

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. 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 E. Washington Street between Cabel Street Street and Webster Street.
- 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, C-1 Commercial, C-2 Commercial, C-3 Commercial, M-3 Industrial, and EZ-1 Enterprise Zone properties.

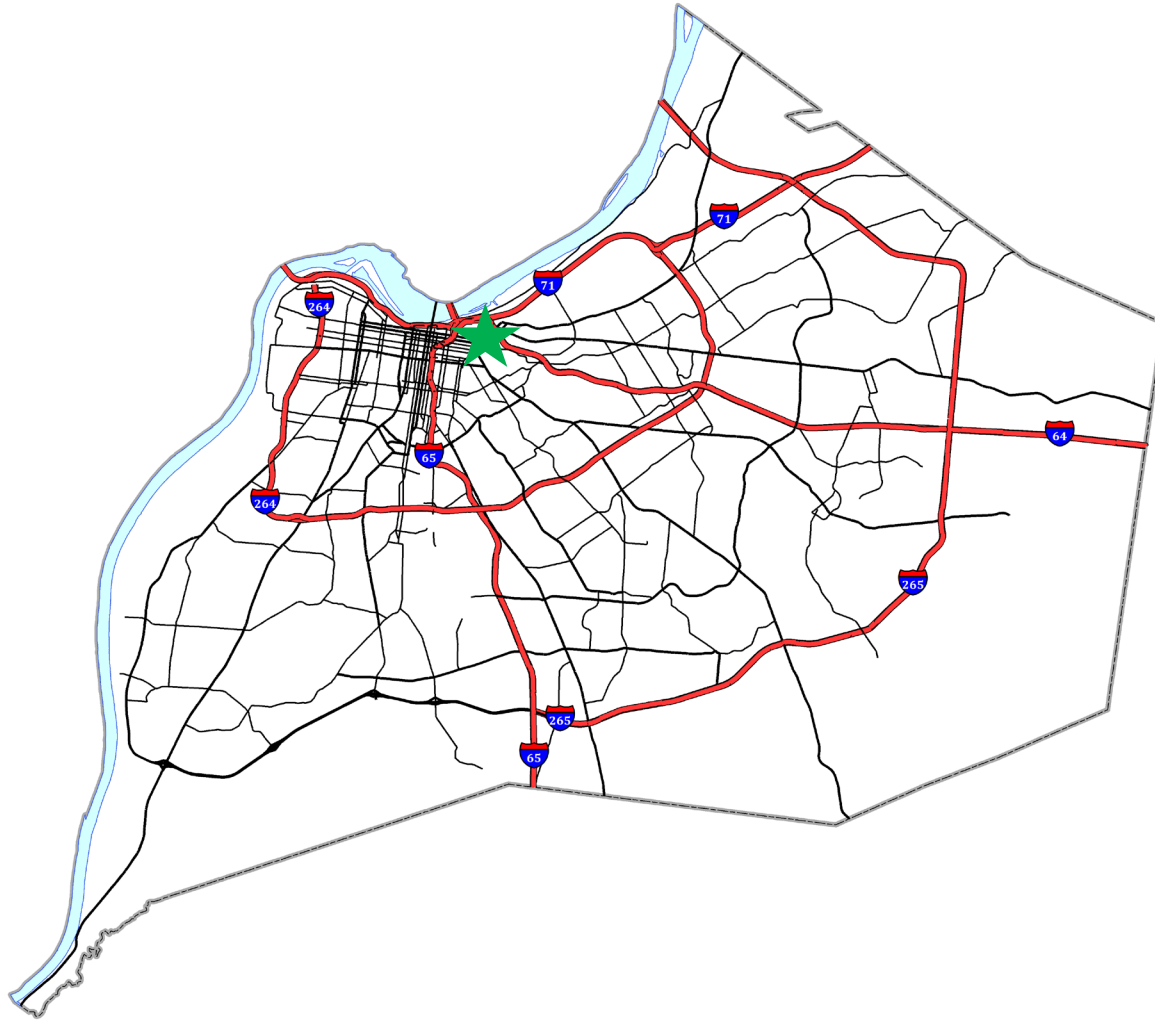
# Case Summary/Background

- There is a principal structure 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 only proposing to use this dwelling unit as a short term rental.

# Case Summary/Background

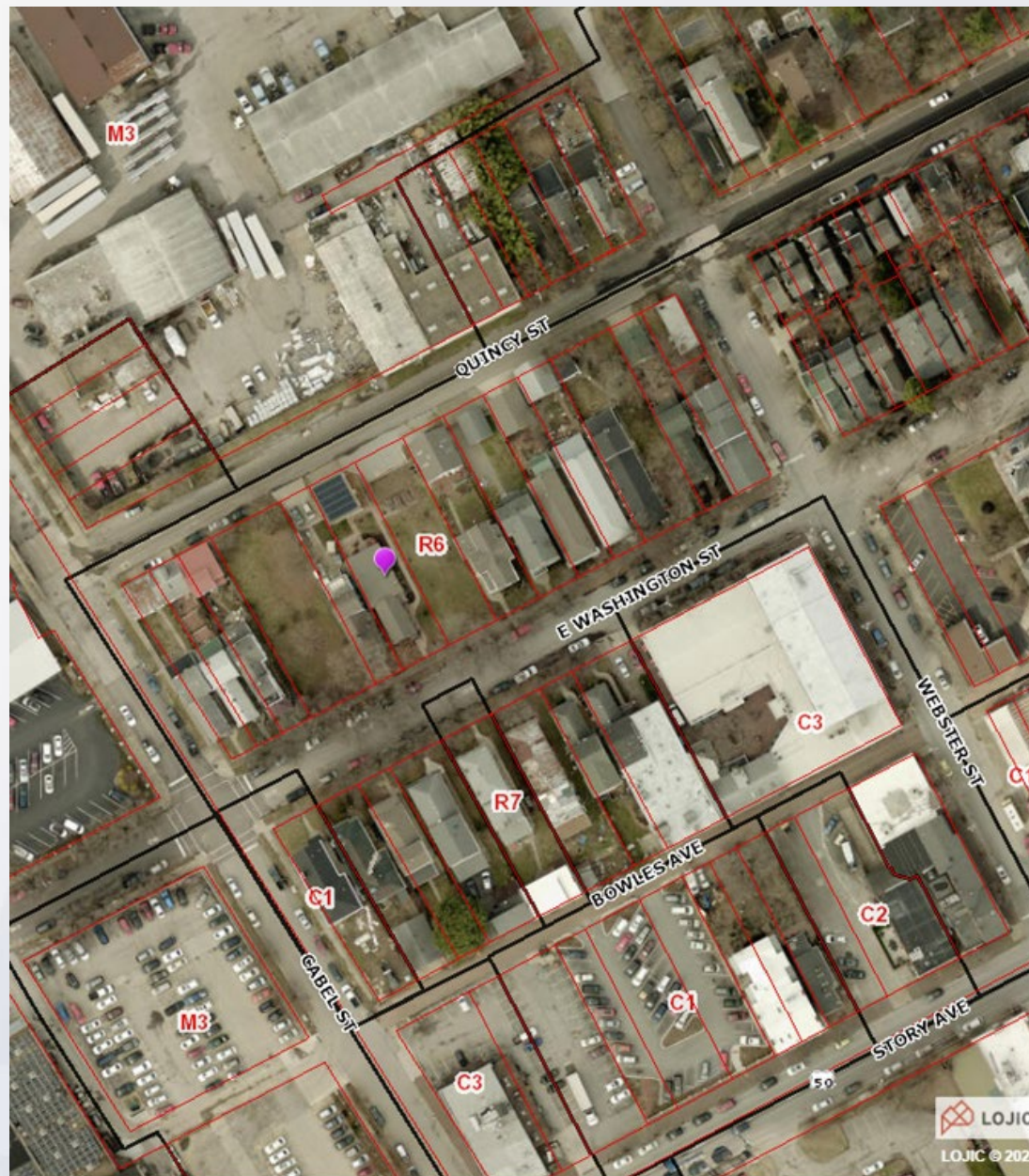
- PVA lists the existing structure as a single-family residence.
- The applicant has shown that there is one bedroom in the accessory structure.
- LDC standards credit the site with two on-street parking spaces and there is space to accommodate two vehicles in the garage (the principal structure use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

# Site Location











# Proximity Map



Case #22-CUP-0079  
Map Created: 05/05/2022

**Legend**

-  Subject Site
-  Buffer

feet

190



COPYRIGHT © 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT AND JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



# 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)

# Required Action

## Condition of Approval

1) The conditional use permit approval for this short term rental shall be limited to the dwelling unit located within the accessory structure; this unit is allowed up to one bedroom (with a maximum number of 4 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. A modification of the conditional use permit shall be required to allow the unit within the principal structure to conduct short term rentals.