

# 22-CUP-0084 E. Oak 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. As it is not the primary residence of the host, a Conditional Use Permit is required.

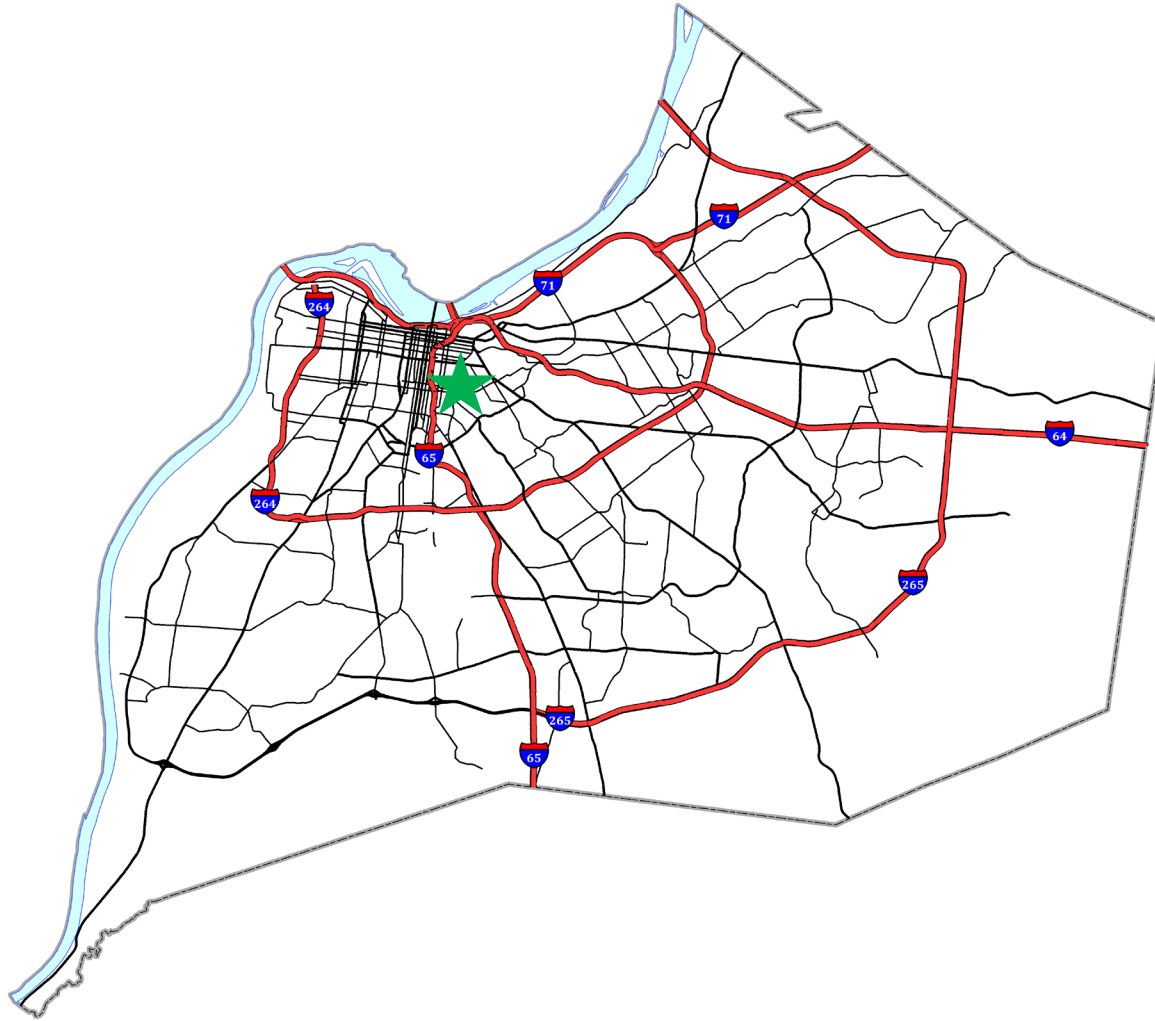
# Case Summary/Background

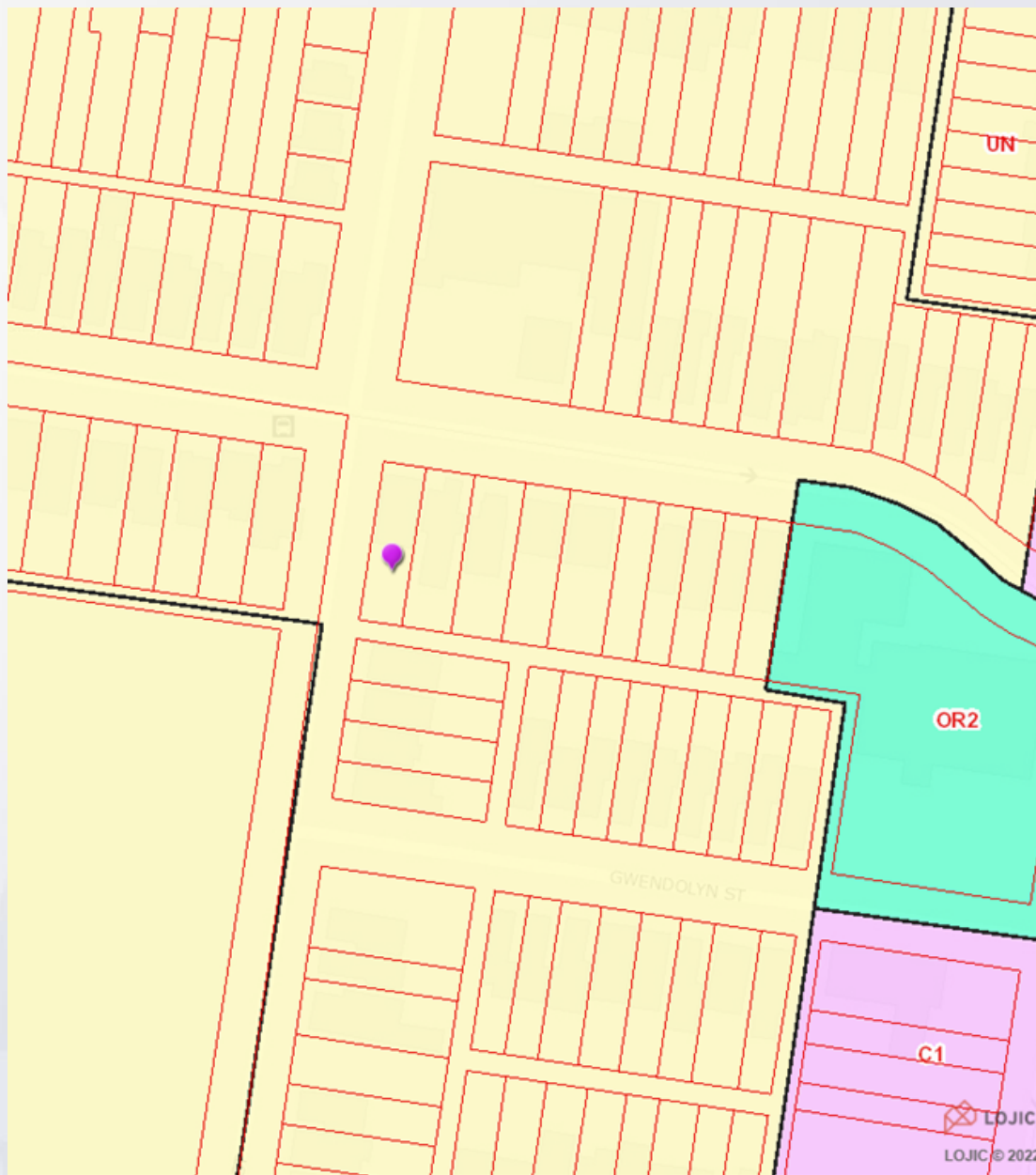
- The site is located on the southeast corner of the intersection of E. Oak Street and S. Clay Street.
- It is in the R-6 Residential Multi-Family Zoning District and Traditional Neighborhood Form District and is surrounded by R-6, R-1 Single-Family Residential, OR-2 Office/Residential, and C-1 Commercial properties.

# Case Summary/Background

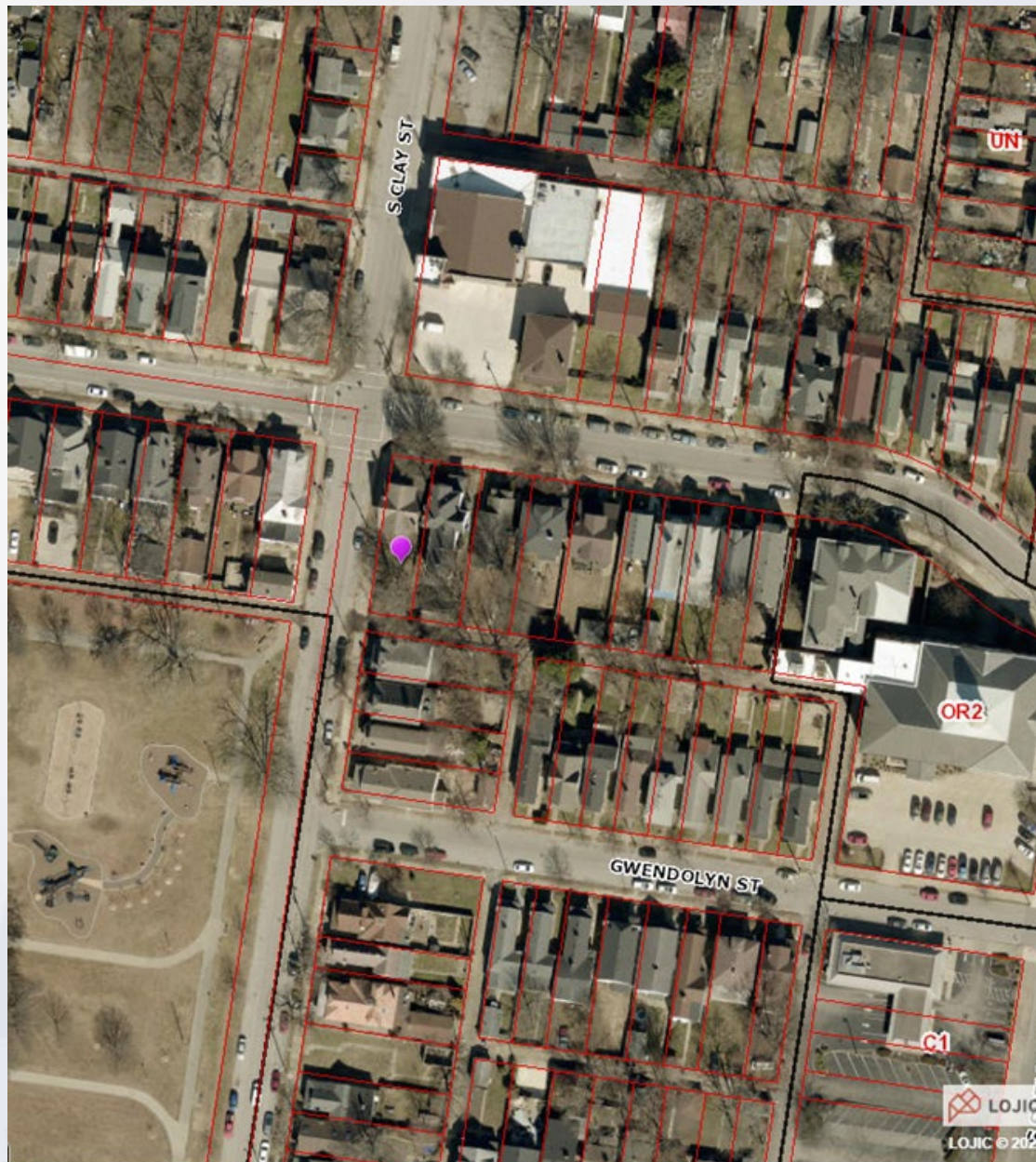
- PVA lists the existing structure as a duplex but the principal structure appears to be single-family and the applicant states it is single-family.
- The applicant has shown that there are two bedrooms in the residence.
- LDC standards credit the site with one on-street parking space and there is space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

# Site Location









# Proximity Map

CUP PROXIMITY MAP



Case #22-CUP-0084  
Map Created: 05/05/2022

**Legend**

-  Subject Site
-  Buffer

feet

200



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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.





# Site Photos



Front of subject property.



# Site Photos



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)

# Required Action

## Condition of Approval

1) The conditional use permit approval for this short term rental shall be allowed up to two bedrooms (with a maximum of 6 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.