

# 17CUP1088

## 2122 Edgehill Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

June 4, 2018

# Request

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

# Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a Conditional Use Permit is required
- Located on the east side of Edgehill Road between Dorothy Avenue and Walnut Place
- Residence has four bedrooms, permitting up to 12 guests
- Driveway is shared with neighboring residence; subject site has garage
- On-street parking on same side is prohibited by fire lane
- Neighborhood meeting held April 23, 2018



Parking Map  
(within 350 ft)



# Zoning / Form District

## Subject Site

**Existing:** R-6/Neighborhood

**Proposed:** R-6/Neighborhood  
w/short-term rental CUP

## All Surrounding Sites

R-6/Neighborhood



# Land Use

## Subject Property

**Existing:** Single-Family Residential

**Proposed:** Single-Family Residential  
w/ CUP for short-term rental

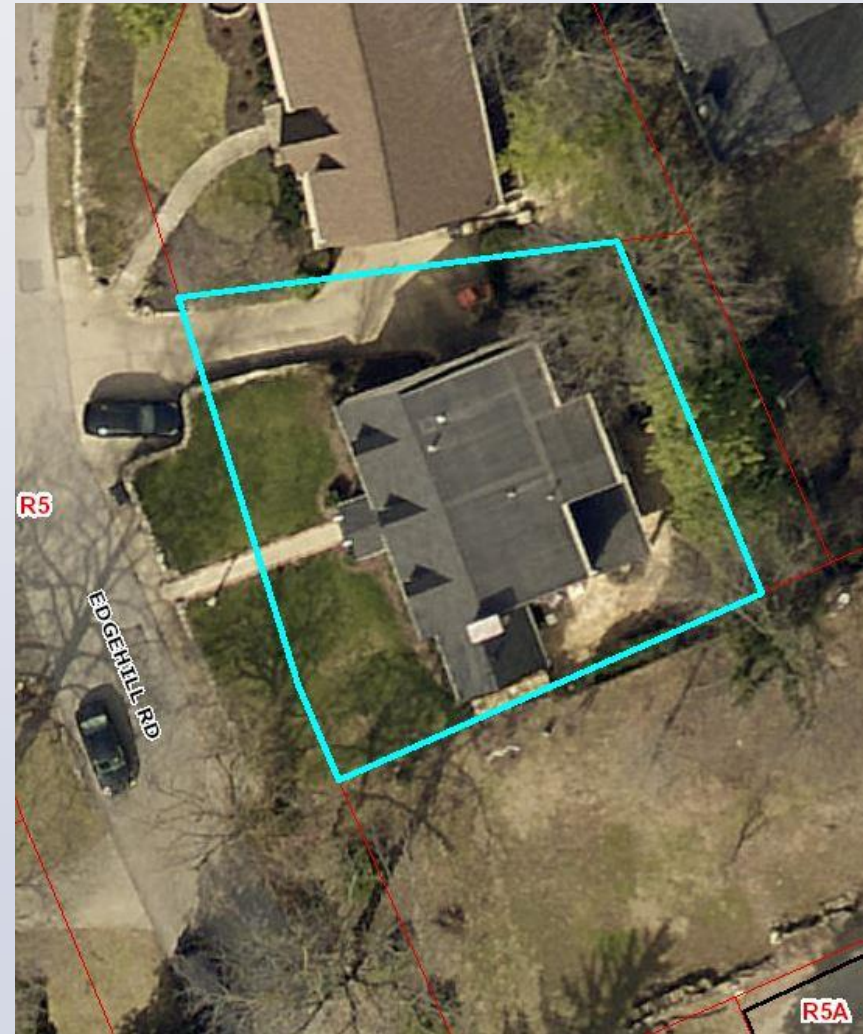
## Surrounding Properties

**North:** Single-Family Residential

**South:** Vacant

**East:** Single-Family Residential

**West:** Single-Family Residential





# Site Photo



Subject Site



# Site Photo



Adjacent to East



# Site Photo





# Site Photo



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# Site Photo



# 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 short term rental of a dwelling unit in the TNZD zoning district

### Conditions of Approval

1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.