Board of Zoning Adjustment

Staff Report

July 6, 2020

Case No.	20-CUP-0027
Project Name	Wendell Avenue Short Term Rental
Location	2632 Wendell Avenue
Owner	Rory Gillman & Emily Beckman
Applicant/Host	Rory Gillman & Emily Beckman
Jurisdiction	Louisville Metro
Council District	8 – Brandon Coan
Case Manager	Zach Schwager, Planner I

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).

CASE SUMMARY / BACKGROUND

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.

The site is located on the south side of Wendell Avenue in between Bon Air Avenue and Carson Way. It is zoned R-5 Residential Single Family and is surrounded by R-5 within a Neighborhood Form District. It is surrounded by single-family uses.

PVA lists the existing structure as a single-family residence. According to the applicant there are four bedrooms. LDC standards credit the site with two on-street parking spaces and there is additional parking in the driveway. In addition, there appears to be available parking in the area.

STAFF FINDINGS

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.

RELATED CASES

There are no open zoning enforcement cases.

TECHNICAL REVIEW

No technical review was undertaken.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

   STAFF: The proposal is consistent with Comprehensive Plan policies.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

   STAFF: When appropriately managed, the proposed use is compatible with surrounding development and land uses. No exterior construction or alterations to the building or the site are required.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

   STAFF: The subject property is served by existing public utilities and facilities. The proposal does not appear to create substantial additional requirements for the site.

4. Does the proposal comply with specific standards required to obtain the requested conditional use permit?

   4.2.63 Short Term Rental Term Rental of a dwelling unit that is not the primary residence of the host or the Short Term Rental of a condominium unit that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and Short Term Rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit.

   In addition to any conditions of approval, a short term rental and its host shall meet the following requirements:

A. The maximum stay for a guest shall be 29 consecutive days. A dwelling unit rented to the same occupant 30 consecutive days or more is not considered a short term rental.

   STAFF: The applicant has been informed of this requirement.

B. The dwelling unit shall be limited to a single short term rental contract at a time.

   STAFF: The applicant has been informed of this requirement.

C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus two individuals, except where the licensed property is in excess of two acres in which case the occupancy limit shall be two times the number of bedrooms plus six individuals.

   STAFF: According to the applicant, there are four bedrooms; LDC regulations permit up to 10 guests.

D. The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to the nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. The provision shall not apply to a property in the TNZD district which required a conditional use permit even though it is the primary residence of the host.

STAFF: As of the date of this report, there are zero properties with an approved conditional use permit for a non-host occupied short term rental within 600 ft. of the subject property (see Attachment 3).

E. The building in which the dwelling unit is located shall be a single-family residence, duplex, or condominium. If the short term rental is a condominium unit, the condominium unit must be the primary residence of the host. All conditional use permit applications for the short term rental of a condominium unit shall include evidence showing the applicable condominium association has taken action to approve the short term rental of the subject condominium. The evidence shall be provided in the form of minutes from an officially called meeting of the applicable condominium association board where in all condominium would be discussed and a majority of the board members voted in favor of permitting/allowing the short term rental of the subject condominium. In addition to notification required by Chapter 11 Part 5A, an applicant for a short term rental within a condominium shall provide notice of the Conditional Use Permit public hearing to all condominium owners within the association. Proof of notification shall be by way of affidavit. This provision shall not be waived or adjusted.

STAFF: The dwelling unit is a single-family residence.

F. Food and alcoholic beverages shall not be served by the host to any guest.

STAFF: The applicant has been informed of this requirement.

G. Outdoor signage which identifies the short term rental is prohibited in residential zoning districts.

STAFF: The applicant has been informed of this requirement.

H. There shall be a sufficient amount of parking available for guests, as determined by the Board of Zoning Adjustment. The amount and location of parking shall be based on the land uses and density of the immediate vicinity.

STAFF: LDC standards credit the site with two on-street parking spaces and there is additional parking in the driveway. In addition, there appears to be available parking in the area.

I. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.

STAFF: The applicant has been informed of this requirement.

J. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a twelve (12) month period, the Planning Director may revoke the approval. When the Planning Director revokes an approval under this section, the owner and host shall be notified of the revocation and shall have thirty (30) days in which to request an appeal before the Board of Zoning Adjustment. If no appeal is requested, the revocation shall become final on the thirty-first (31) day after the initial action by the Director. Civil complaints include, but are not limited to, reported

violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing, and mechanical codes. Criminal complaints include, but are not limited to, reported drug activity, theft and criminal mischief.

STAFF: The applicant has been informed of this requirement.

K. Prior to commencement of any short term rental on the subject property, the host shall resister the short term rental pursuant to the Louisville Metro Code of Ordinances. If the short term rental is not registered within thirty (30) days of the issuance of the conditional use permit, the permit shall become null and void.

STAFF: The applicant has been informed of this requirement.

L. An active registration for the short term rental, as required by the Louisville Metro Code of Ordinances, shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months, or in the event of a change of ownership and/or host, a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void. In order to recommence short term rentals, a new conditional use permit must be granted if required by this Land Development Code.

STAFF: The applicant has been informed of this requirement.

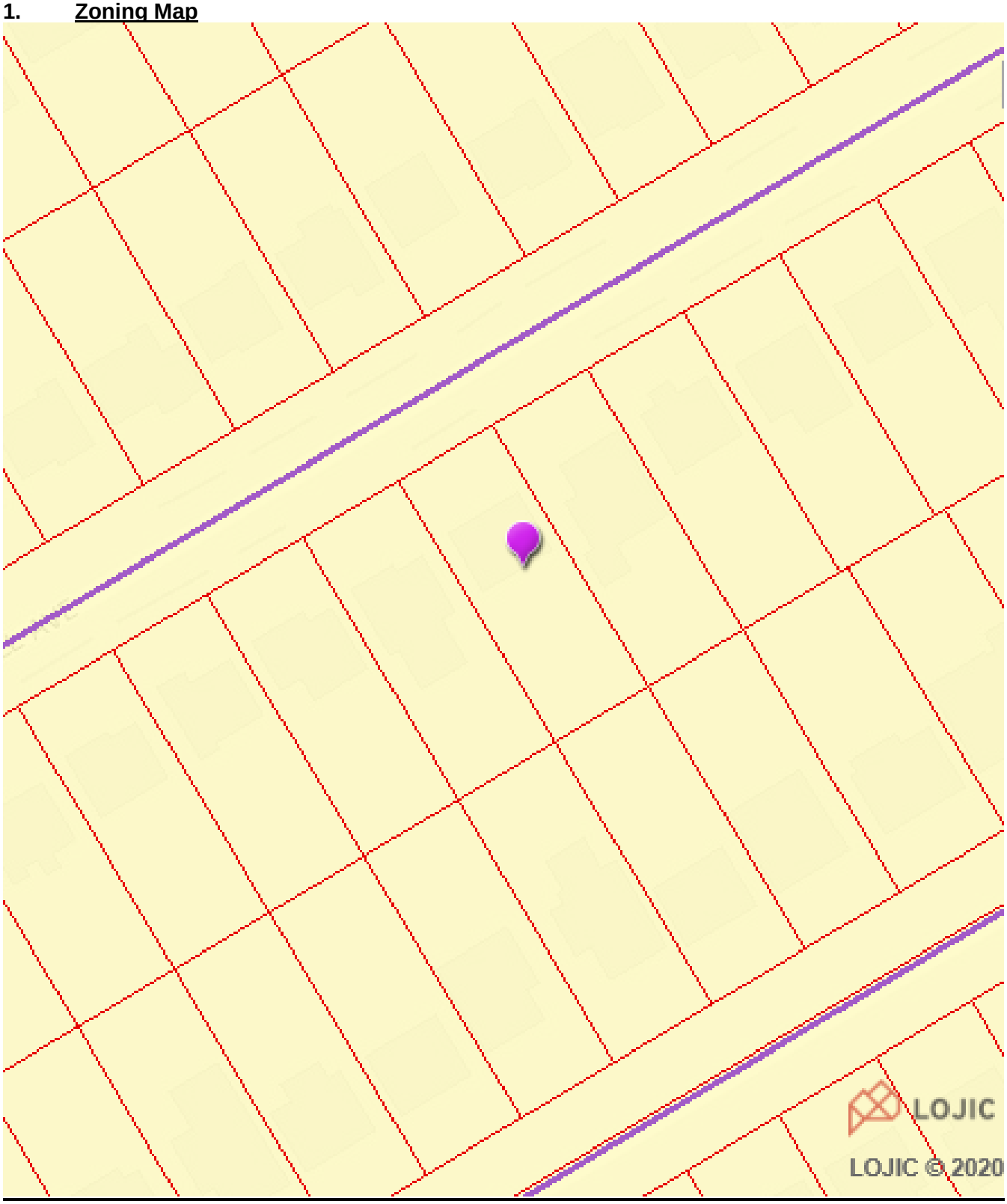
NOTIFICATIONS

Date	Purpose of Notice	Recipients
1/17/2020	Neighborhood Meeting	1st and 2nd tier adjoining property owners Registered Neighborhood Groups in Council District 8
6/19/2020 6/25/2020	Hearing before BOZA	1st and 2nd tier adjoining property owners Registered Neighborhood Groups in Council District 8
		Sign Posting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proximity Map
4. Condition of Approval

1. Zoning Map

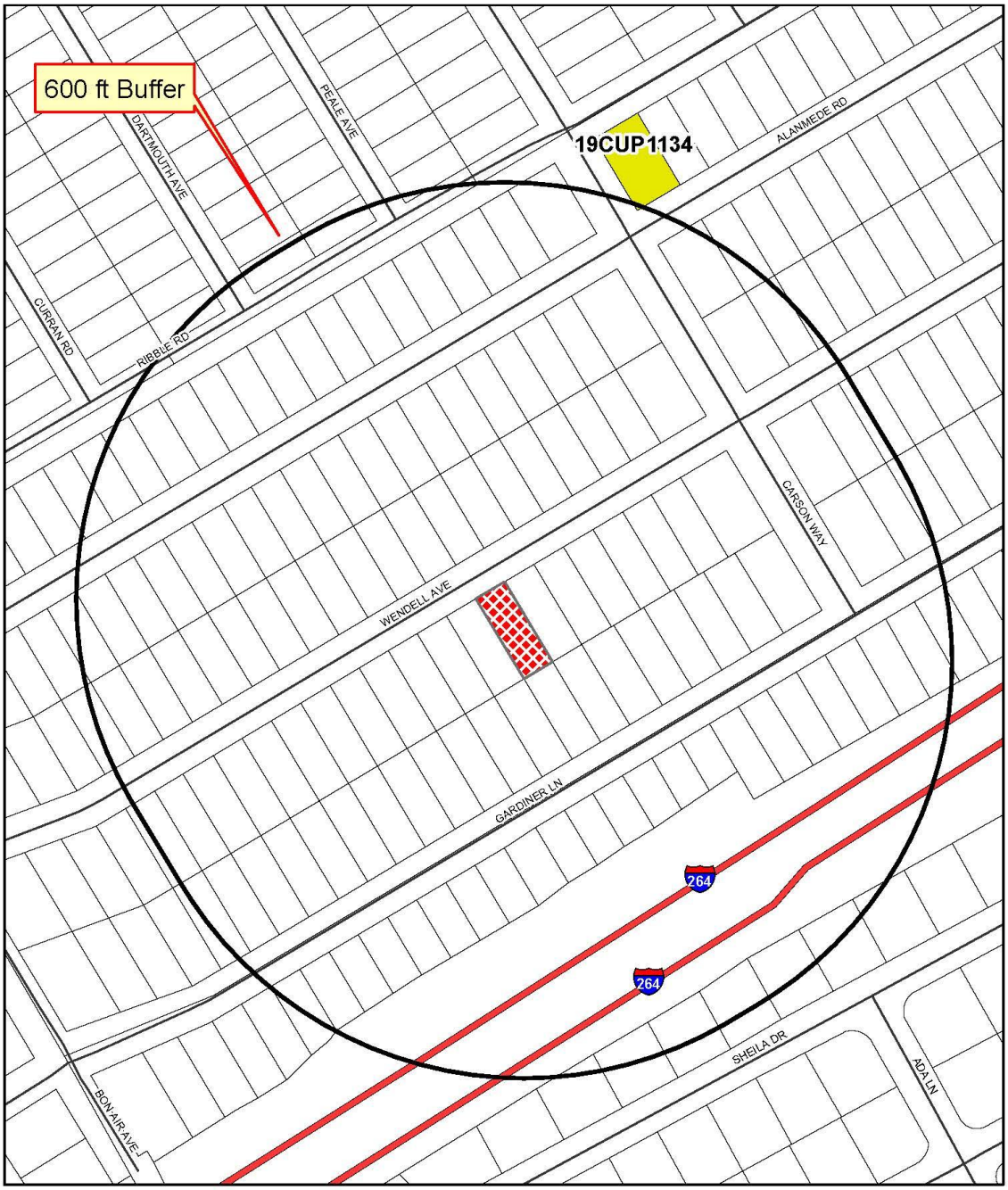


2. Aerial Photograph



3. Proximity Map

Map Created: 06/23/2020



Legend

- Subject Site
- Pending
- Buffer

N

20-CUP-0027
Proximity Map

feet
190

LOJIC

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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.

4. 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.