

Board of Zoning Adjustment
Staff Report
October 26, 2020



Case No:	20-CUP-0118
Project Name:	Short Term Rental
Location:	2201 Strathmoor Boulevard
Owner/Applicant:	Karla Kinderman
Jurisdiction:	Louisville Metro
Council District:	# 8 – Brandon Coan
Case Manager:	Steve Hendrix, Planning & Design Coordinator

REQUEST

Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host.

CASE SUMMARY/BACKGROUND

The 0.33 acre site is on the northeast corner Strathmoor Boulevard and Bardstown Road. The house fronts Strathmoor Boulevard, while the garage has access from Lowell Avenue. The property is zoned R-5 and within a Neighborhood Form District and within the City of Strathmoor Village. The residence is approximately 2,502 square feet with four bedrooms, two on the main floor and two on the second floor. This would allow for 10 guests, however the applicant has stated that the normal rental would be for six guests or less, but during Derby or other special occasions, would have the option of having ten guests. The property would be managed by her brother who lives adjacent to the site at 2808 Lowell Avenue. Guests will need to be 25 years or older and no parties are allowed. The driveway is off Lowell Avenue with ample room for parking. There would be no parking on Strathmoor Boulevard.

STAFF FINDING / RECOMMENDATION

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.

TECHNICAL REVIEW

There are no outstanding technical review items.

INTERESTED PARTY COMMENTS

A neighborhood meeting was held on August 19, 2020, both in person and virtually, but neither had any attendees. The applicant has stated that she has discussed the short term rental with neighbors and has not heard any objections.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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

STAFF: The proposal does not conflict with Comprehensive Plan policies.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such 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 will be 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 will not create additional requirements for the site.

4. Does the proposal comply with the 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.
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.
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.
The dwelling has four bedrooms which will allow for ten guests. However, the owner is limiting the number of guests to six, except during Derby or special occasions.

- 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
There are no other short term rentals within 600 feet.
- 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.
The structure is a single family dwelling.
- F. Food and alcoholic beverages shall not be served by the host to any guest.
The applicant has been informed of this requirement.
- G. Outdoor signage which identifies the short term rental is prohibited in residential zoning districts.
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.
The property has more than ample room for parking on the 84 foot long driveway off Lowell Avenue that includes a parking pad. The garage is not being offered.
- I. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
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.
The applicant has been informed of this requirement.

K. Prior to commencement of any short term rental on the subject property, the host shall register 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.

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.

The applicant has been informed of this requirement.

Additional Conditions of Approval

1. The Conditional Use Permit for this short term rental approval shall allow up to four bedrooms. A modification of the Conditional Use Permit shall be required to allow additional bedrooms.

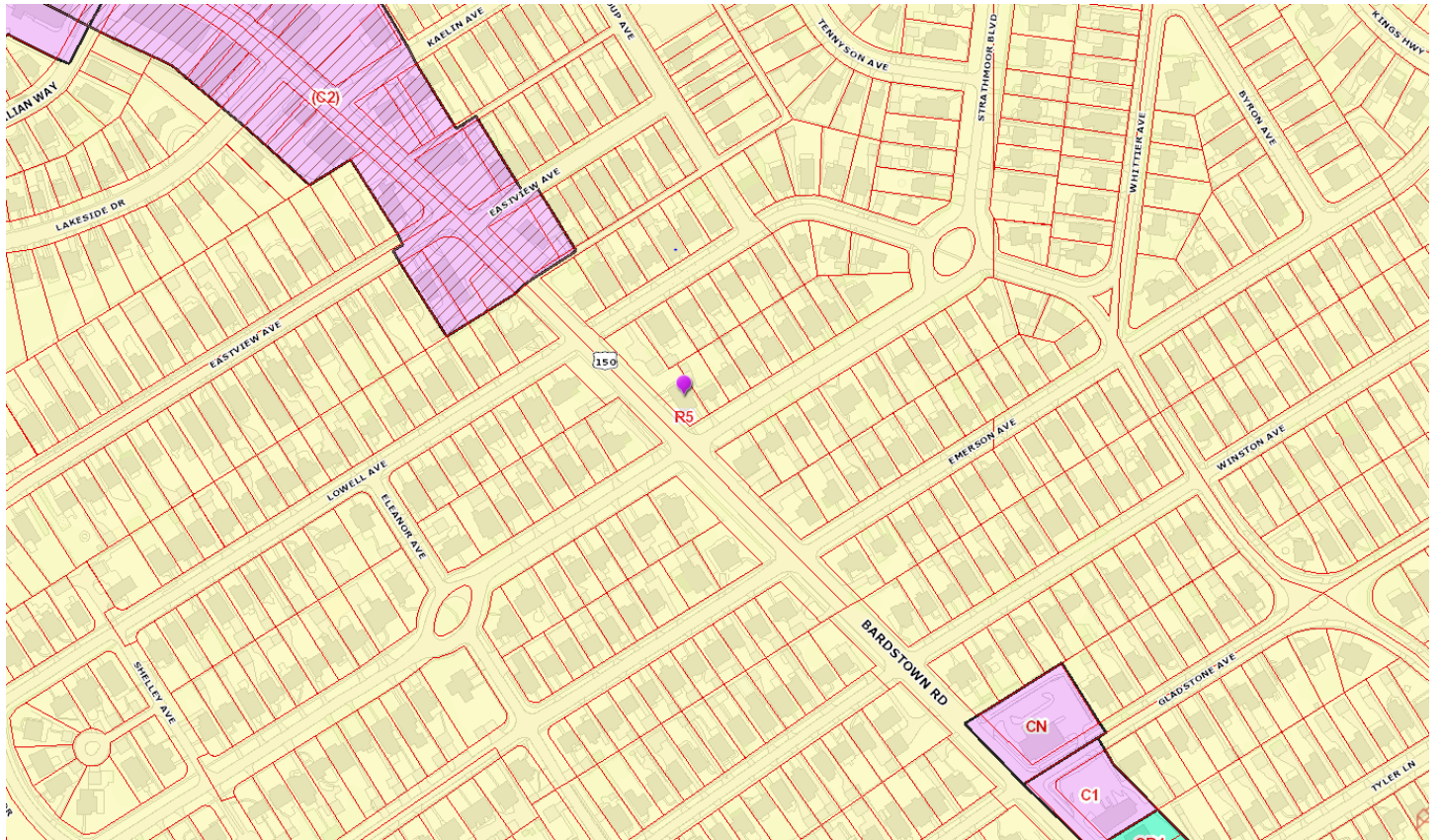
NOTIFICATION

Date	Purpose of Notice	Recipients
10/09//2020 10/07/2020	Hearing before BOZA	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District # 8
10/12/2020	Hearing before BOZA	Sign Posting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. 600 Foot Map
4. Neighborhood Meeting Minutes

Zoning Map






Aerial Photograph



Map Created: 10/13/2020

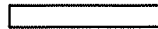


Legend

-  Pending
-  600ft Buffer
-  Subject Site

**Proximity Map
Case #20-CUP-0118**

feet



190



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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



Meeting Summary for 2201 Strathmoor Blvd

There was a ^{in packet} meeting notice dated August 3, 2020 sent out to all adjoining and tiered neighbors (see attached list and summary). This was the second such notice and meeting held because the original application filed after the initial meeting missed the deadline by a day. I was informed that the time on the notice attached had to be changed to after 6. It was only days before the meeting, scheduled August 19, so I personally alerted my neighbors to that time change. I held the meeting and was there at both noon and 8 pm, in case anyone got confused about the time of the meeting. But, no one showed up for the August 19th meeting at either the originally scheduled time (noon) or the changed time at 8 pm. No one contacted me about doing a Zoom meeting either, which I also offered (see notice).

Though no one came to the meeting, I have discussed the short-term rental with my neighbors generally, and I am not hearing objections. I think that is because the house is on a busy corner, I have fixed it up quite a bit improving the look of that corner, and I have adequate parking.

RECEIVED
AUG 27 2020
PLANNING & DESIGN
SERVICES

20-CUP-0118