

21-CUP-0154
1629 Beechwood Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
October 18, 2021

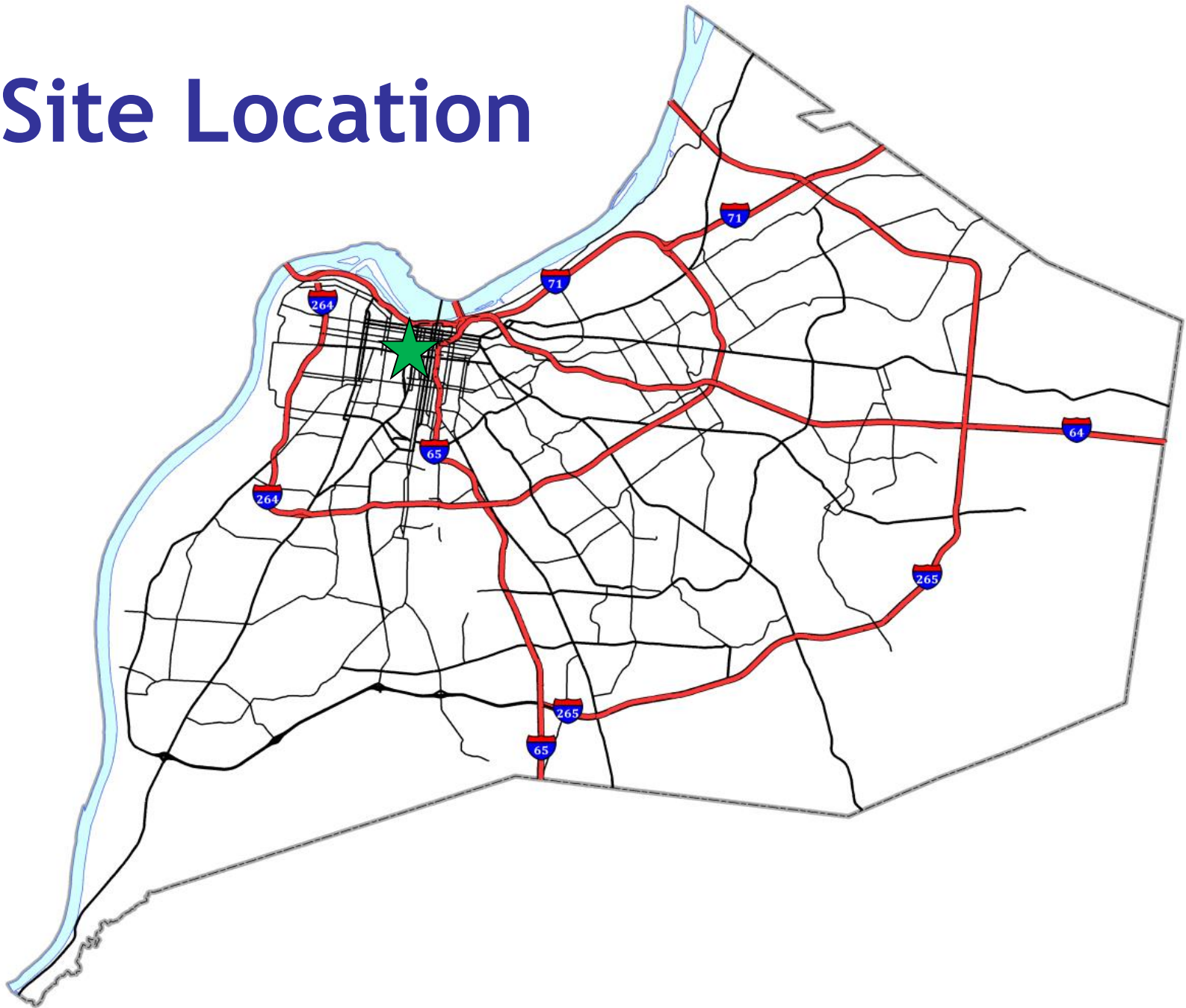
Request(s)

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5B zoning district and Traditional Neighborhood Form District.

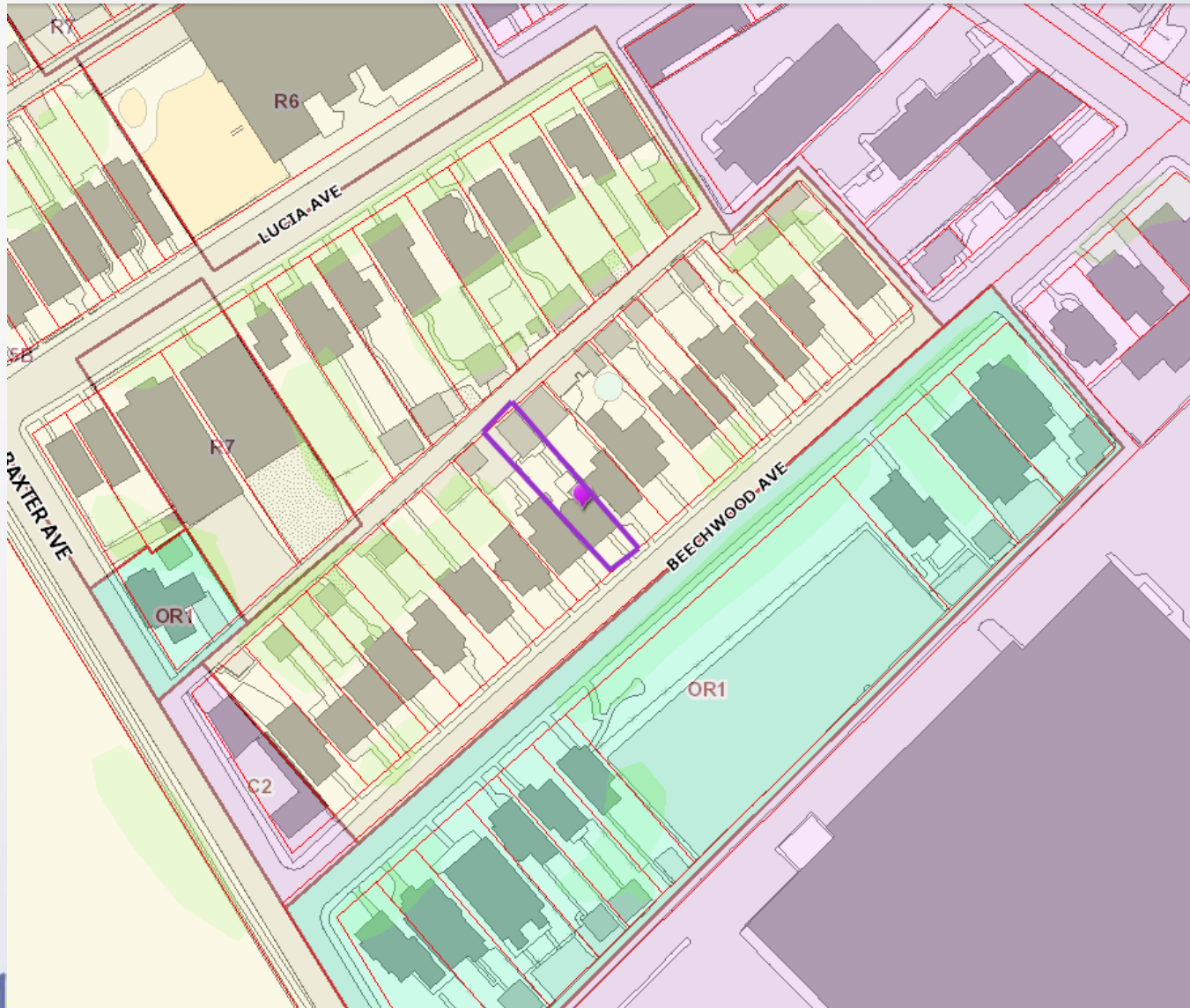
Case Summary/Background

- The applicant states that the accessory dwelling unit has two bedrooms that will allow a maximum number of six guests.
- The site has credit for on street parking and there appears to be ample spaces along the street.
- The applicant states that there is one dedicated off-street parking space for the accessory dwelling unit.

Site Location



Zoning/Form Districts



Aerial Photo/Land Use



The Back Door
Takeout

Melton's Auto Services

Beechwood Ave

Beechwood Ave

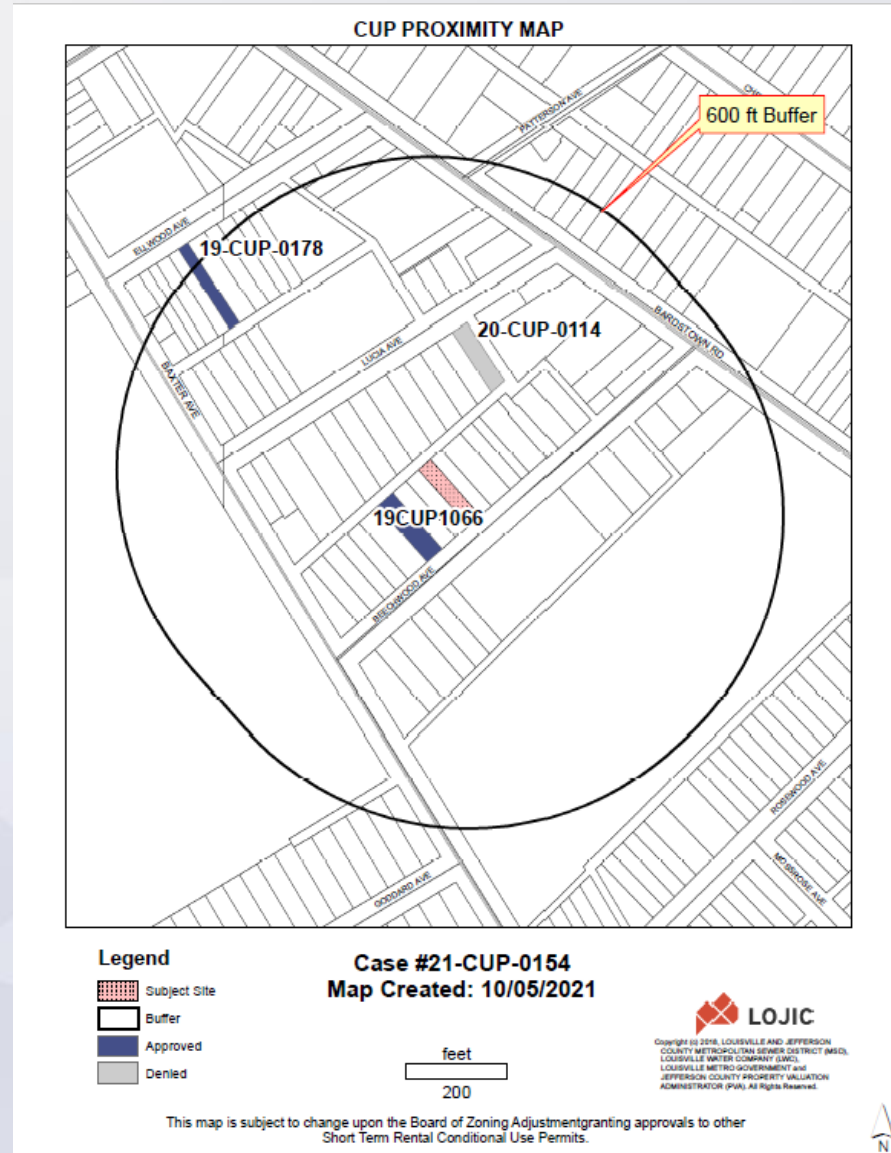
Bexter Ave

1629 Beechwood Ave,
Louisville, KY 40204

Google

Short Term Rentals Within 600'

Two approved Short Term Rentals Within 600'



Front



10/01/2021 10:51

Across the Street



Accessory Structure



Accessory Structure



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.

Required Actions

Approve or Deny:

Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5B zoning district and Traditional Neighborhood Form District.

Condition of Approval

1. The conditional use permit for this short term rental approval shall allow up to two bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.
2. The host of record for the short term rental shall maintain his or her primary residence in the front dwelling unit on the subject property. In the event that the host establishes primary residence on another property he or she must immediately cease conducting short term rentals of the rear unit on the subject property. A new Conditional Use Permit shall be required to allow for short term rental of any unit on the property that is not the primary residence of the host.