

23-CUP-0059

4515 River Road

Short Term Rental CUP

Board of Zoning Adjustment
Molly Clark, Planner II
June 26, 2023



REQUESTS

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in the R-4 single family zoning district and Neighborhood form district.



CASE SUMMARY

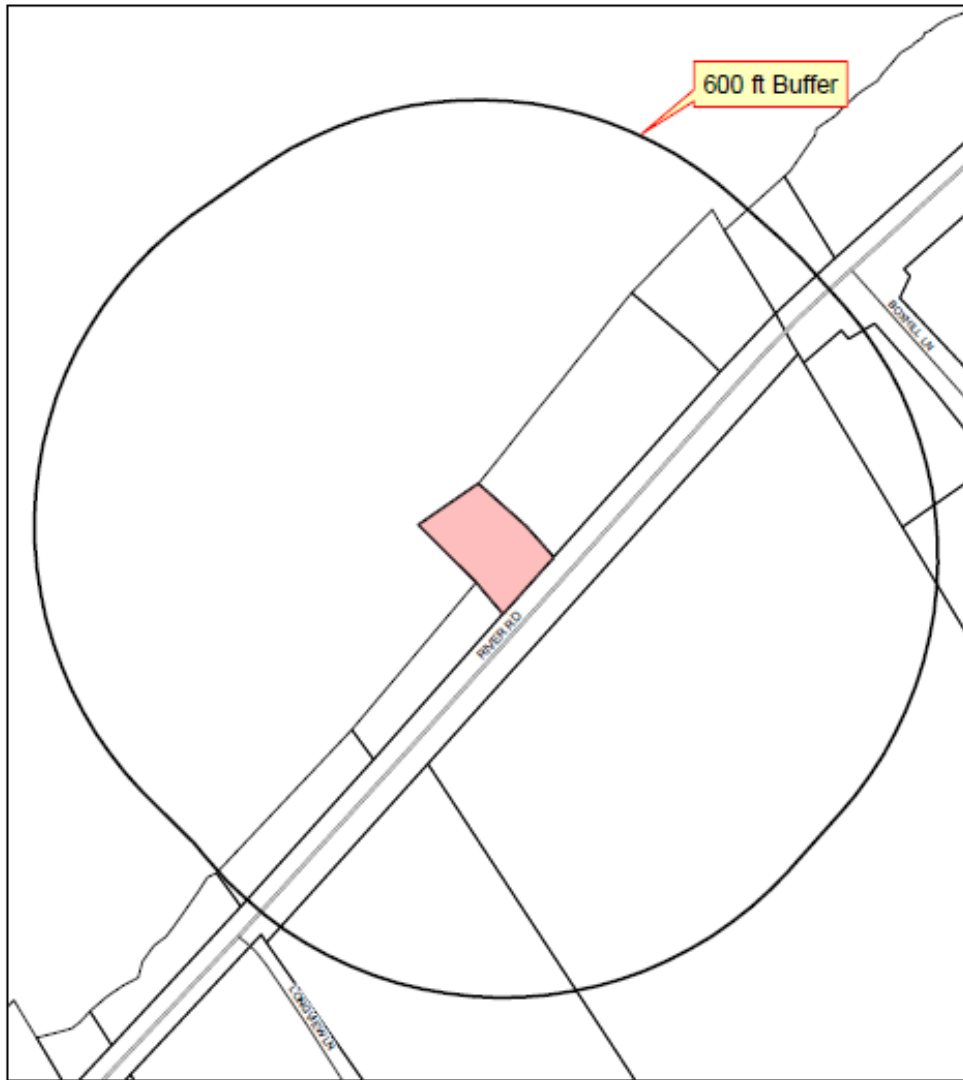
- R-4 , Neighborhood Form District
- 5 Bedrooms – 12 Guests
- 4 offstreet parking spaces
- A neighborhood meeting was held on February 08, 2023. There were no attendees. The applicants hosted a 2nd meeting on May 10, 2023, there were 3 attendees.









CUP PROXIMITY MAP



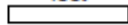
600 Foot Map

Case #23-CUP-0059
Map Created: 06/14/2023

Legend

-  Subject Site
-  Buffer

feet



100



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This map is subject to change upon the Board of Zoning Adjustments granting approvals to other Short Term Rental Conditional Use Permits.



23-CUP-0059

SITE PHOTOS – SUBJECT PROPERTY



Front of subject property.



SITE PHOTOS – ADJACENT PROPERTY



Network: Jun 12, 2023 at 10:14:09 AM EDT
Local: Jun 12, 2023 at 10:14:09 AM EDT

To the right of subject property



Network: Jun 12, 2023 at 10:14:55 AM EDT
Local: Jun 12, 2023 at 10:14:55 AM EDT



STAFF FINDING

- 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** the **CONDITIONAL USE PERMIT** to allow short term rental of a dwelling unit that is not the primary residence of the host
- Condition of Approval
- 1) The conditional use permit for this short term rental approval shall allow up to 5 bedrooms (with a maximum of 12 guests at any one 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.



