



## Legislation Text

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**File #:** 23-0185, **Version:** 1

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Use Permit Application by Paul & Heidi Blaski to Permit a Short-Term Rental (STR) at 616 Beach Road [LRSN: 10000314]

### **Background Statement:**

This Use Permit Application is a request to operate a short-term rental (STR) at 616 Beach Rd [LRSN: 10000314]. The property is currently zoned One-Family Residential (R-11) District which allows for the desired use, subject to an approved use permit.

The Hampton Community Plan (2006, as amended) calls for evaluating land use proposals from a regional, city-wide and neighborhood perspective. Furthermore, land-use and economic development policies related to this land use application includes safeguarding the integrity of existing residential neighborhoods, encouraging a mix of land uses that is appropriate and promoting the efficient use of land, and expanding tourism, entertainment, and cultural opportunities within the city. These policies can become competing, so much thought is given to the conditions under which short term rentals can operate in support of the tourism industry and welcoming visitors while maintaining the character of Hampton's neighborhoods.

The applicants operated this property as a STR prior to submitting an application. A party was held that led to gun shots. Following the incident, the applicant was informed they need to stop renting out the property until receiving an approval of a Use Permit. The applicants continued to operate and advertise the location as a STR despite repeatedly being notified of the need to cease operations.

At the June 22, 2023 Planning Commission Public Hearing, questions were raised regarding the shooting incident, communication and the notice(s) of violation, and guidance provided by staff. During the public hearing, two citizens spoke in opposition to the Use Permit application. The Planning Commission provided comments related to the applicant(s) being informed to cease the rental use, continuation of the use after receiving the initial phone call, the spirit of the law, and concerns of nearby neighbors. Staff and the applicant addressed all questions and comments.

### **Recommendations:**

Staff Recommendation:

Denial of Use Permit Application No. 23-00014

Planning Commission Recommendation:

Denial of Use Permit Application No. 23-00014