

17CUP1026 1001 Cardinal Drive



Louisville Board of Zoning Adjustment Public Hearing

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July 2, 2018

Request

- Conditional Use Permit to allow short term rental of two dwelling units not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- Applicant is requesting CUP for both units to maximize future flexibility in use of property
- Located on the north side of Cardinal Drive at the intersection with Linnet Road
- Adjoined by single-family residential uses and golf course/country club
- Applicant resides in one dwelling unit; request is for both units for maximum flexibility
 - 1st Floor: 3 bedrooms; up to 10 guests
 - 2nd/3rd Floor: 3 bedrooms; up to 10 guests; applicant's primary residence
- Off-street parking for up to six vehicles is available on-site; on-street parking is prohibited; garage will not be available for guest use
- Neighborhood meeting held December 14, 2017

Zoning / Form District

Subject Site

Existing: R-3/Neighborhood

Proposed: R-3/Neighborhood
w/short-term rental CUP

All Surrounding Sites

North/East/West: R-3/Neighborhood

South: R-1 Neighborhood



Land Use

Subject Property

Existing: Residential Duplex

Proposed: Residential Duplex w/
CUP for short-term rental

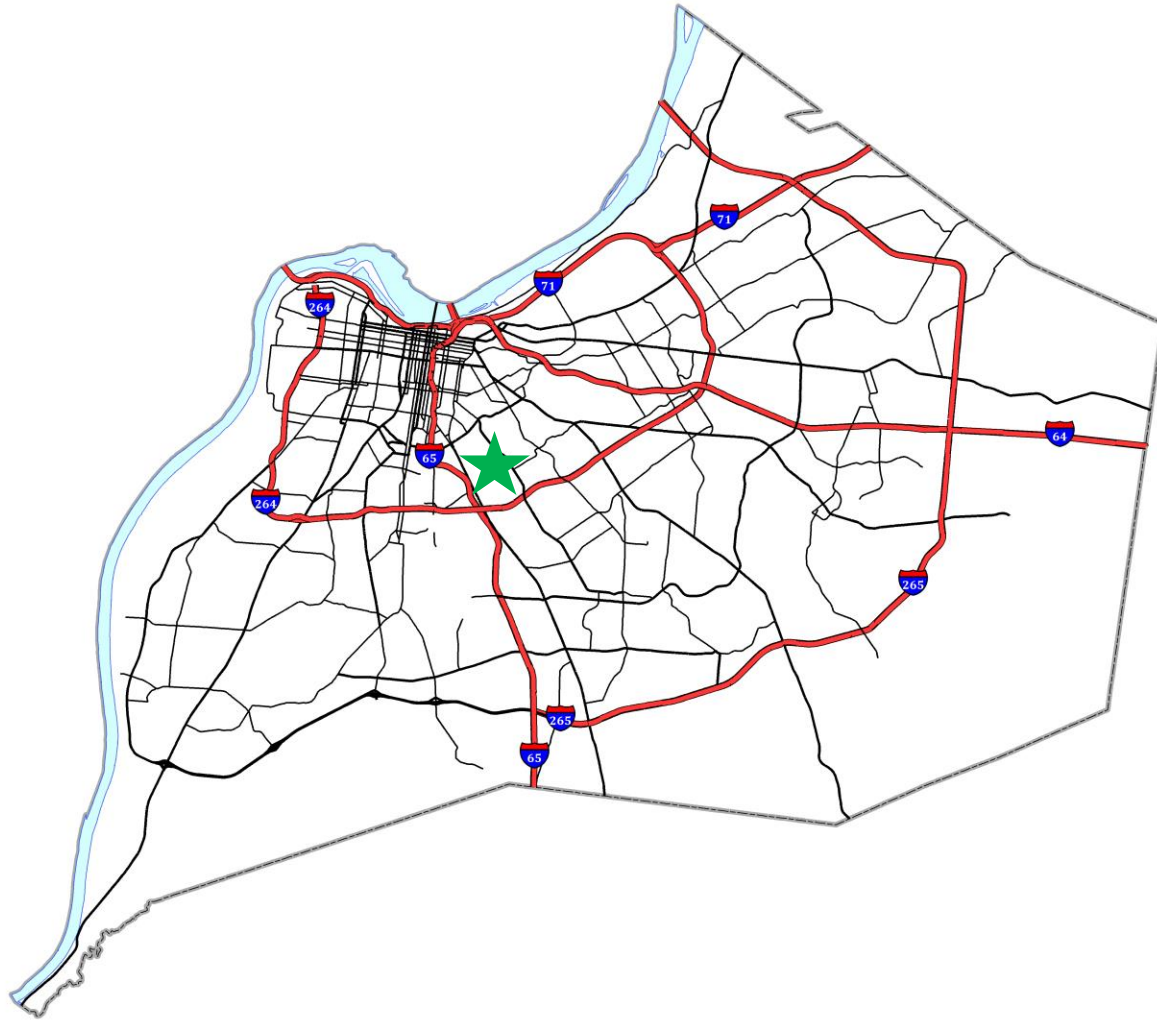
Surrounding Properties

North/East/West: Single-Family
Residential

South: Golf Course/Country Club



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



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Site Photo



Adjacent to East

Site Photo



Adjacent to West

Site Photo



Side Driveway and Parking Area

Conclusions

- The proposal meets the standard of review for the requested CUP
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of a dwelling unit not the primary residence of the host (LDC 4.2.63)

- Conditions of Approval
 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.