

18CUP1105
2308 Carlton Terrace



Louisville Board of Zoning Adjustment Public Hearing

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December 17, 2018

Request

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

Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a CUP is required
- Located on the south side of Carlton Terrace between Harvard and Saratoga Drives
- Adjoined by single-family residential uses and a vacant lot
- The residence contains three bedrooms. LDC regulations permit up to 10 guests; the applicant is limiting rental to 8 guests
- Both on-street and off-street parking is available
 - Two vehicles off-street on driveway and in garage
 - One vehicle on-street
- Neighborhood meeting held October 2, 2018

Zoning / Form District

Subject Site

Existing: R-5/Neighborhood

Proposed: R-5/Neighborhood
w/short-term rental CUP

All Surrounding Sites

R-5/Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

Proposed: Single-Family Residence
w/ CUP for short-term rental

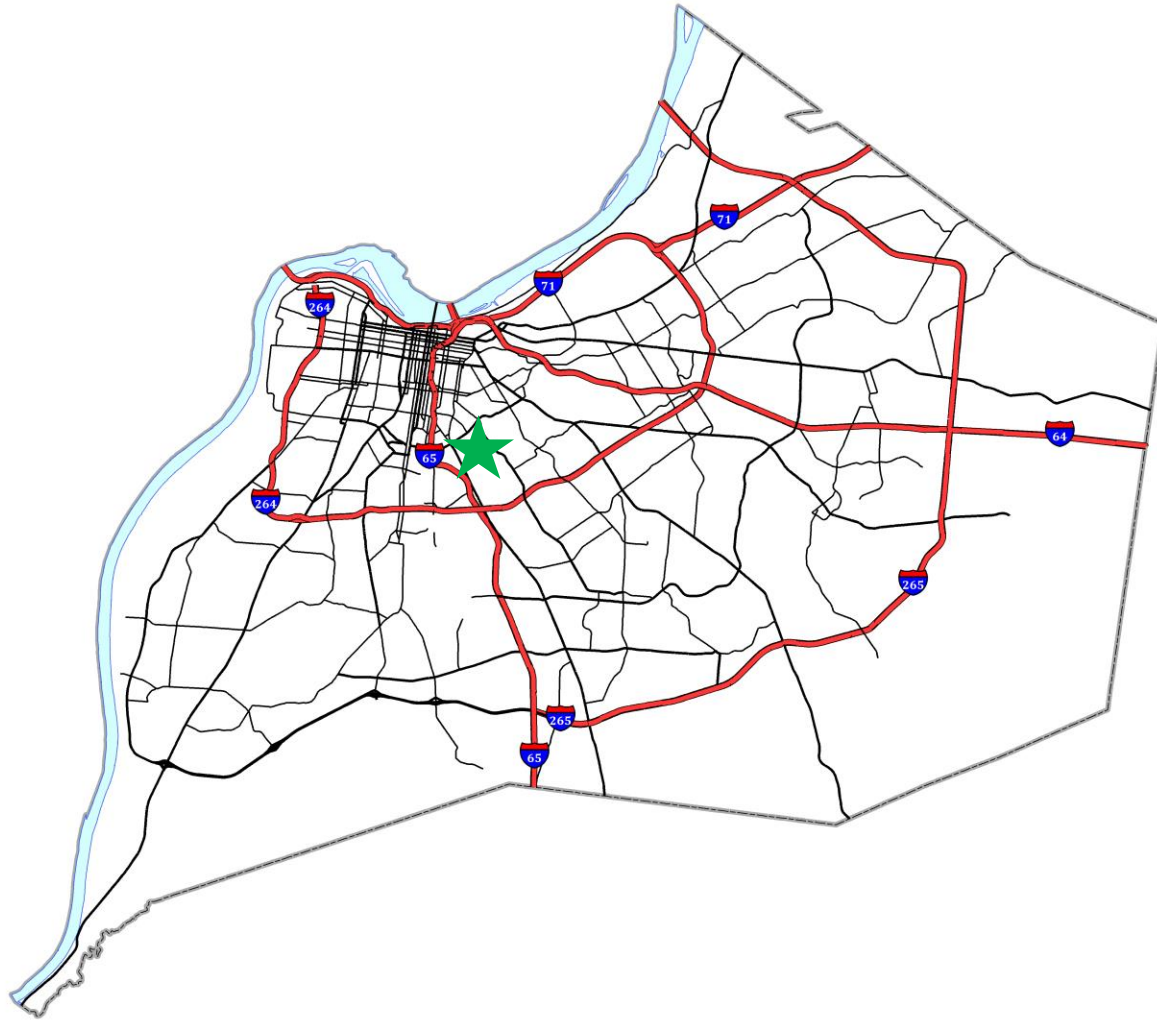
Surrounding Properties

North/East/West: Single-Family
Residential

South: Vacant



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Conclusions

- 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 dwelling units 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.