

21-CUP-0201
1027 Franklin Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
January 10, 2022

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-6 zoning district and Traditional Neighborhood Form District.

Case Summary/Background

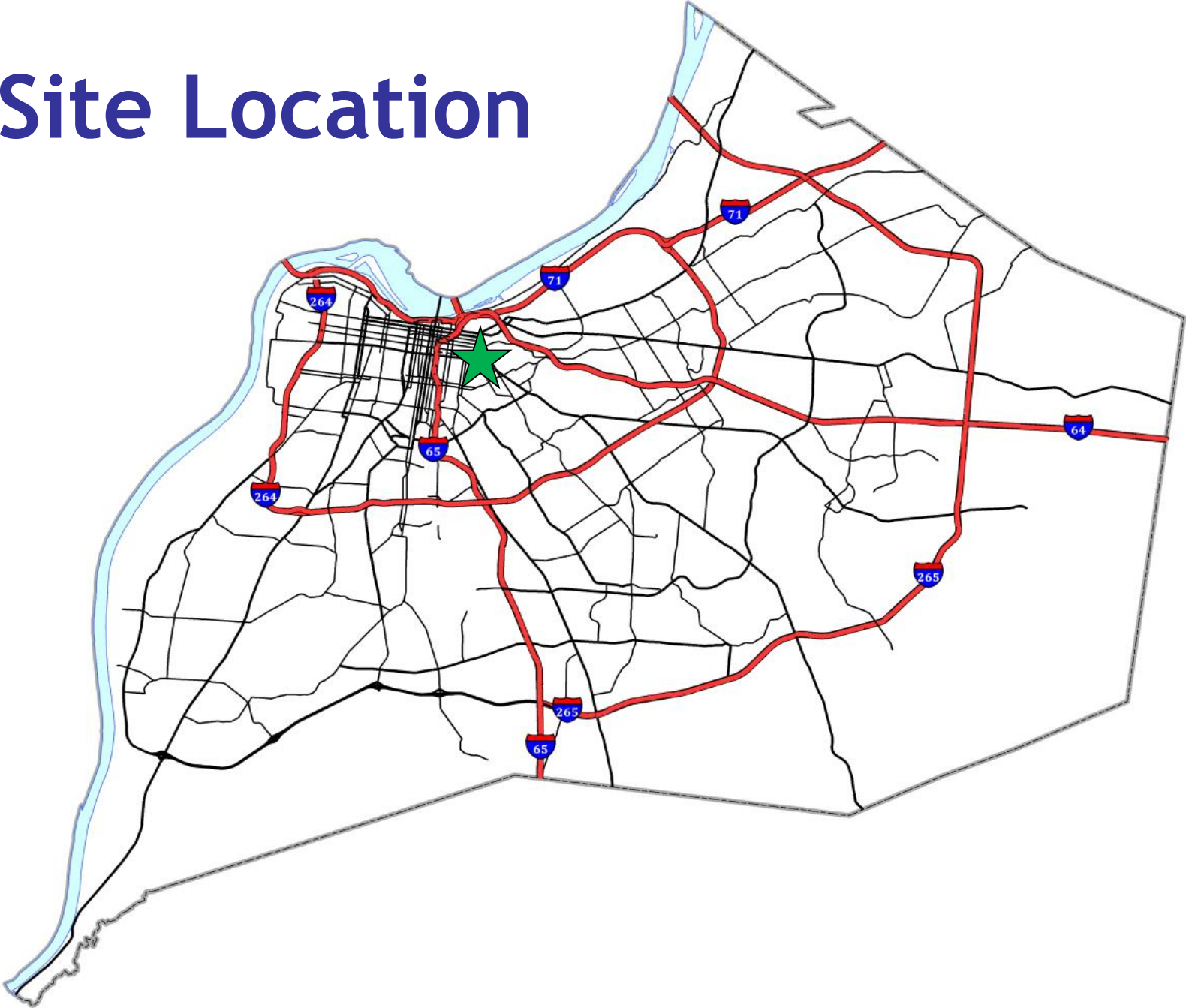
The subject property is developed with one structure that is a duplex.

Both units in the duplex will be used for short term rental, but unit #2 is located in the EZ-1 zoning district and does not need a conditional use permit. Unit #2 will just need to register with Louisville Metro.

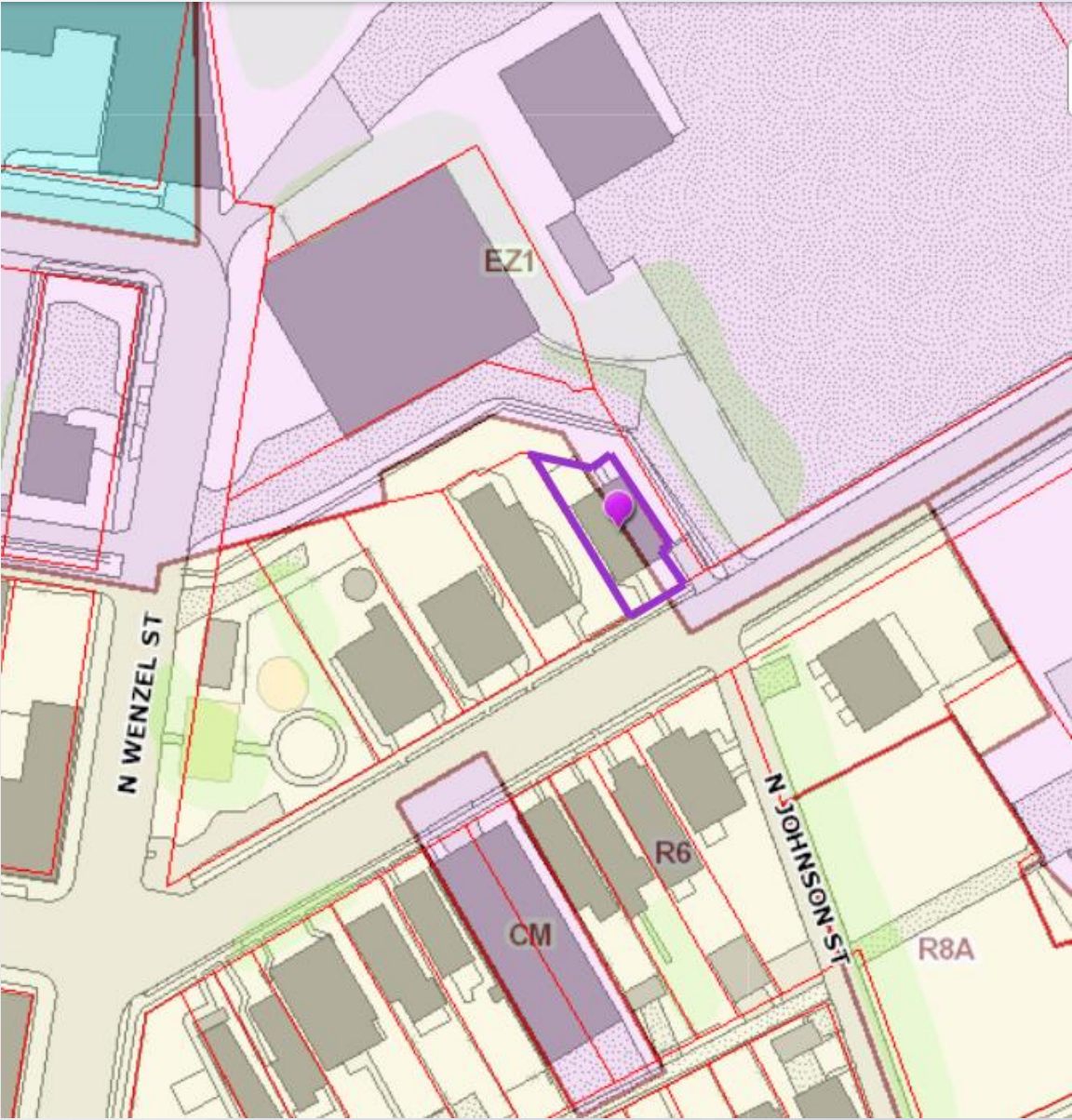
The applicant states that unit #1 has one bedroom that will allow a maximum number of four guests.

The site has credit for on street parking spaces and no parking is located on site.

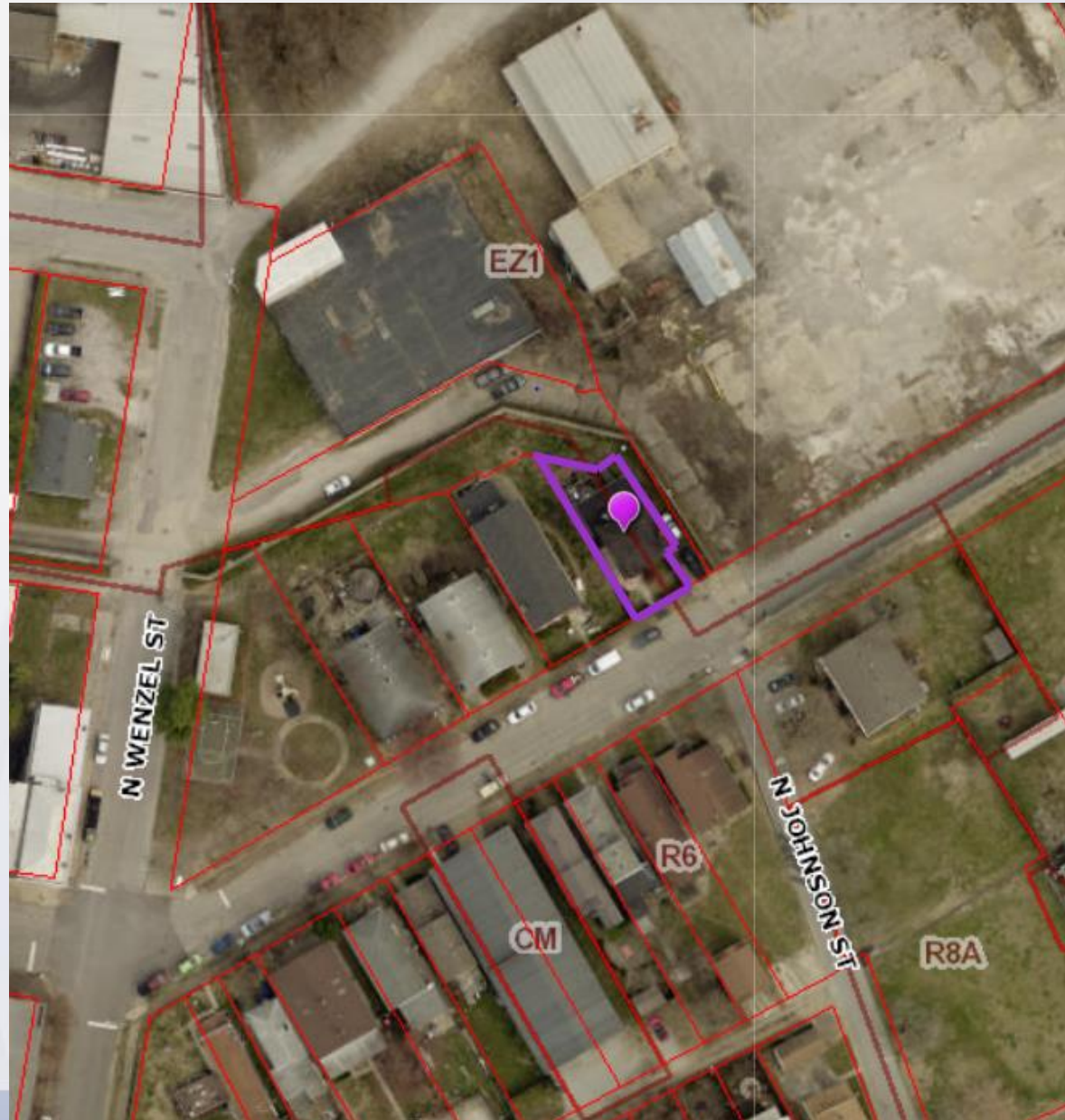
Site Location

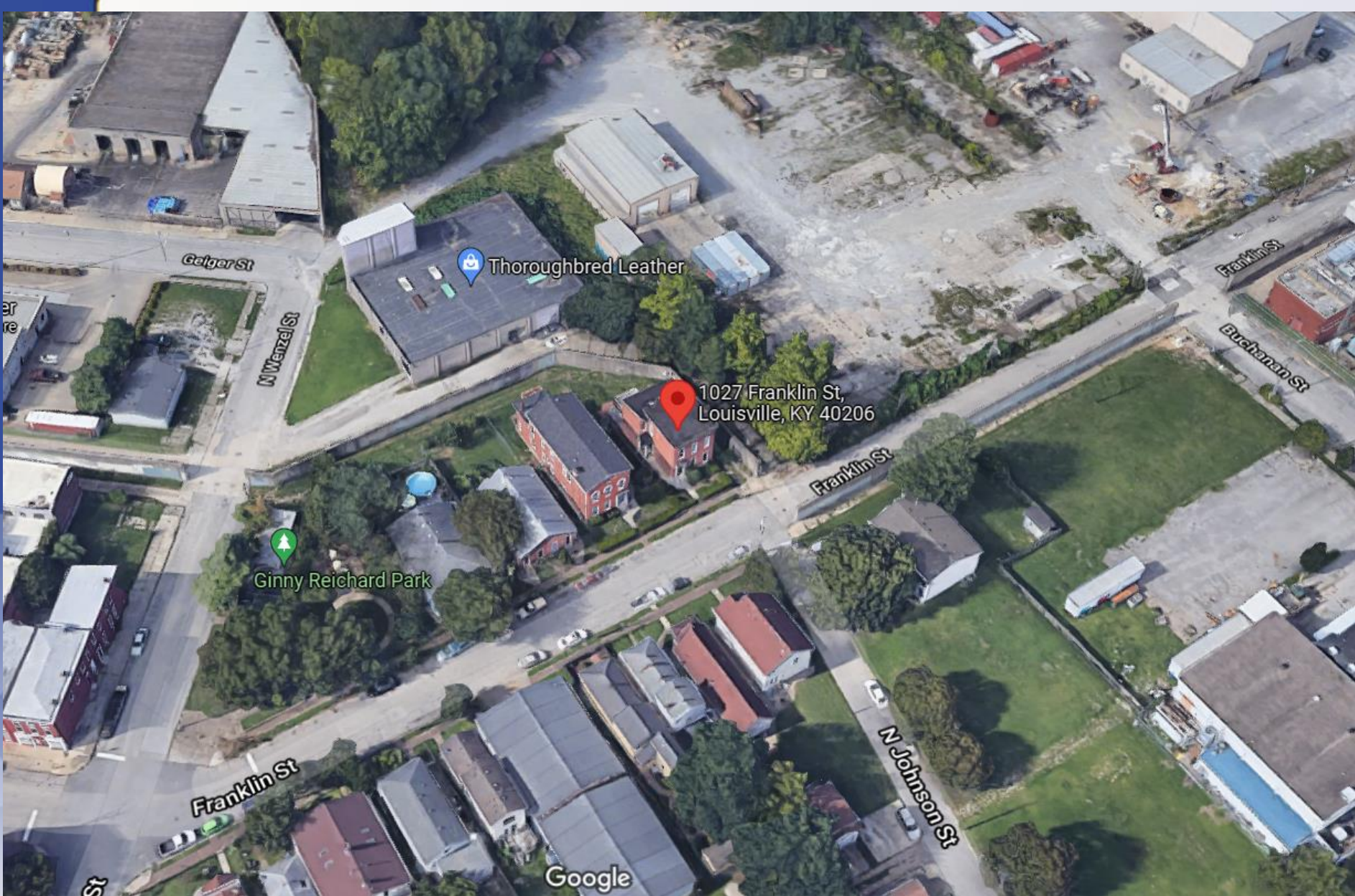


Zoning/Form Districts



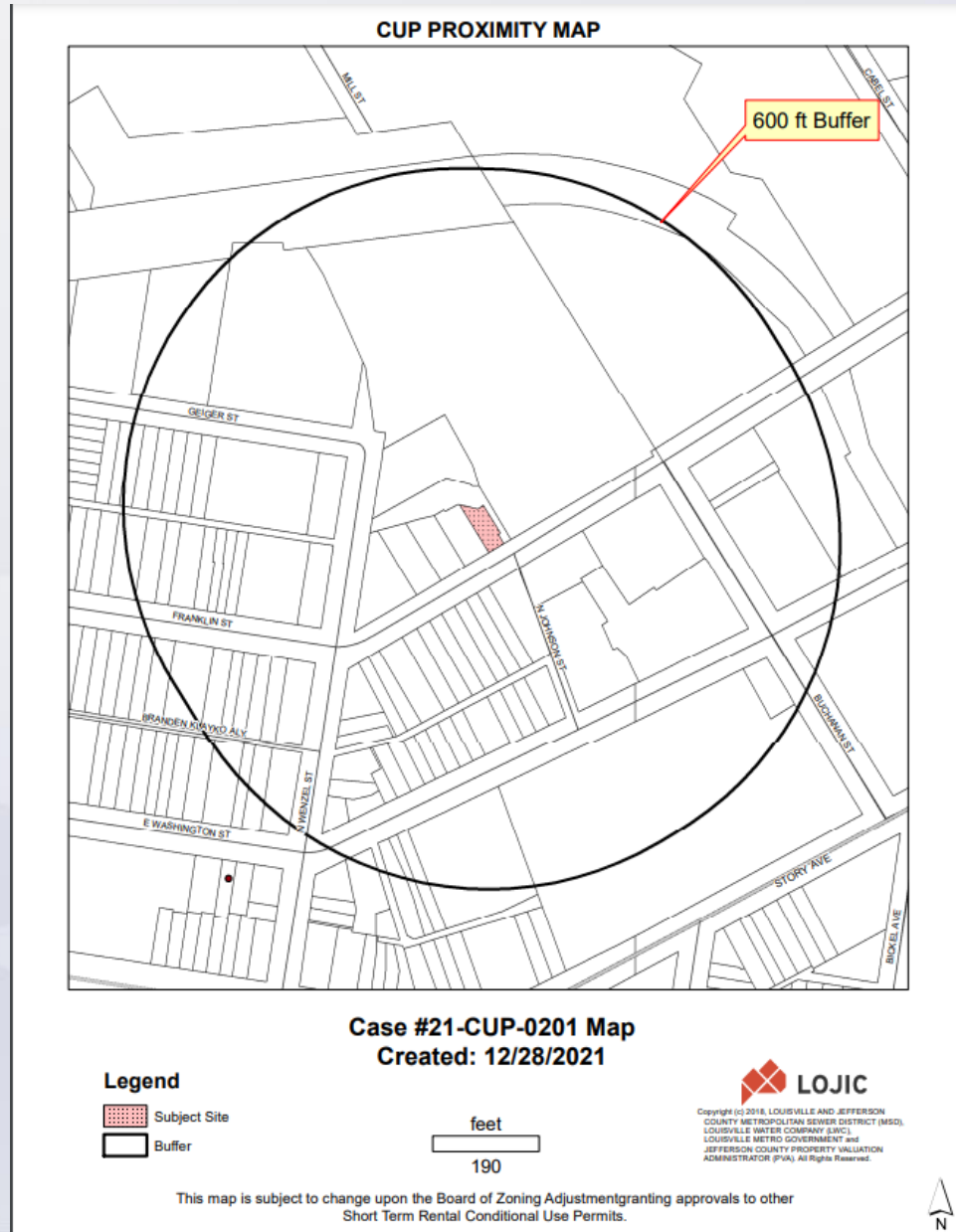
Aerial Photo/Land Use





Short Term Rentals Within 600'

Zero approved Short Term Rentals Within 600'



Front



Across the Street



Adjacent Property to the Left



Adjacent Property to the Right



12/23/2021 11:21

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 Action

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-5 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 four bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.