

19CUP1018
813 Franklin Street



Louisville Board of Zoning Adjustment Public Hearing

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September 23, 2019

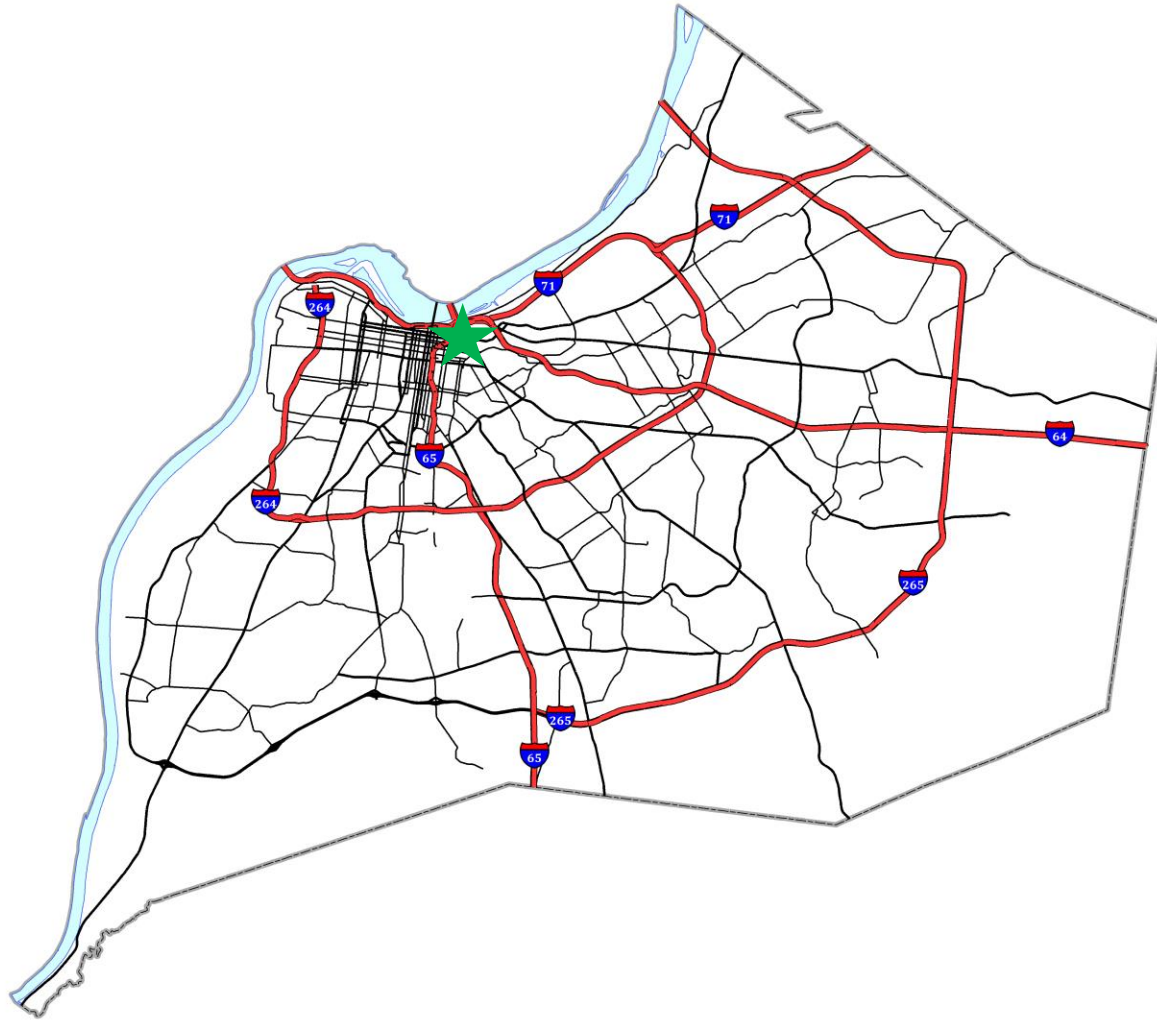
Request

- 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

- Located on the north side of Franklin Street between N. Shelby and N. Campbell Streets
- Single-family residence
- One on-street space; there are three additional spaces at the rear off of the alley
- Neighborhood meeting held on March 11, 2019

Site Location



Zoning / Form District

Subject Site

Existing: R-6/Traditional
Neighborhood

Proposed: R-6/Traditional
Neighborhood w/short-term
rental CUP

Surrounding Sites

R-6/Traditional Neighborhood

R-7/Traditional Neighborhood

EZ-1/Traditional Neighborhood



813 Franklin Street
feet



60
Map Created: 2/21/2019



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ADMINISTRATOR (PVA). All Rights Reserved.

Land Use

Subject Property

Existing: Single-Family Residence

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

Surrounding Properties

Single-Family

Industrial



813 Franklin Street
feet



Map Created: 2/21/2019







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Proximity Map

Map Created: 09/13/2019

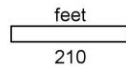


Legend

-  Subject Site
-  Approved
-  Pending
-  Buffer



19CUP1018 Proximity Map



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

Site Photo



Front of subject property.

Site Photo



Site Photo



Property to the left.

Site Photo



Site Photo



Parking in the rear.

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 a dwelling unit not the primary residence of the host (LDC 4.2.63)

- **Condition of Approval**
 1. Before the subject dwelling unit may be used for short-term rental purposes, the applicant will improve an area at the rear of the property, accessible from the rear alley, with a hard and durable surface sufficient to accommodate parking for three vehicles. This parking area shall be required to meet all applicable Metro regulations and shall be inspected and approved by staff prior to use.