

18CUP1024 1000 Caldwell Street



Louisville Board of Zoning Adjustment Public Hearing

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May 7, 2018

Request

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

Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a Conditional Use Permit is required
- Located at the intersection of Caldwell Street and Swan Street
- Adjoined by single-family residential and commercial uses
- Dwelling unit will have five bedrooms, permitting up to 14 guests
- There are seven on-street parking spaces bordering the site, along with a two-car garage at the rear
- Neighborhood meeting held March 22, 2018

Zoning / Form District

Subject Site

Existing: R-6/Neighborhood

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

Surrounding Sites

North: C1/Neighborhood

South: R-6/Neighborhood

East: R-6/Neighborhood

West: R-6/Neighborhood



Land Use

Subject Property

Existing: Multi-Family Residential

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

Surrounding Properties

North: Commercial

South: Single-Family Residential

East: Single-Family Residential

West: Single-Family Residential



Site Photo



Subject Site

Site Photo



Adjacent to East

Site Photo



Adjacent to West
(across Swan Street)

Site Photo



Adjacent to North
(across Caldwell Street)

Site Photo



Parking at 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 in the TNZD zoning district

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.