

**18CUP1068**  
**815 Franklin Street**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**  
**November 5, 2018**

# Request

- Conditional Use Permit to allow short term rental of an R-6 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 Conditional Use Permit is required
- Located on the north side of Franklin Street between N. Campbell and N. Shelby Streets
- Adjoined by single-family residential and industrial uses
- Residence has two bedrooms, permitting up to eight guests
- LDC regulations require one parking space for the residence
  - one on-street space
  - two off-street parking spaces off rear alley
- Neighborhood meeting held August 21, 2018

# Zoning / Form District

## Subject Site

**Existing:** R-6/Traditional  
Neighborhood

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

## All Surrounding Sites

**South/East/West:** R-6/Traditional  
Neighborhood

**North:** EZ-1/Traditional  
Neighborhood



# Land Use

## Subject Property

**Existing:** Single-Family Residential

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

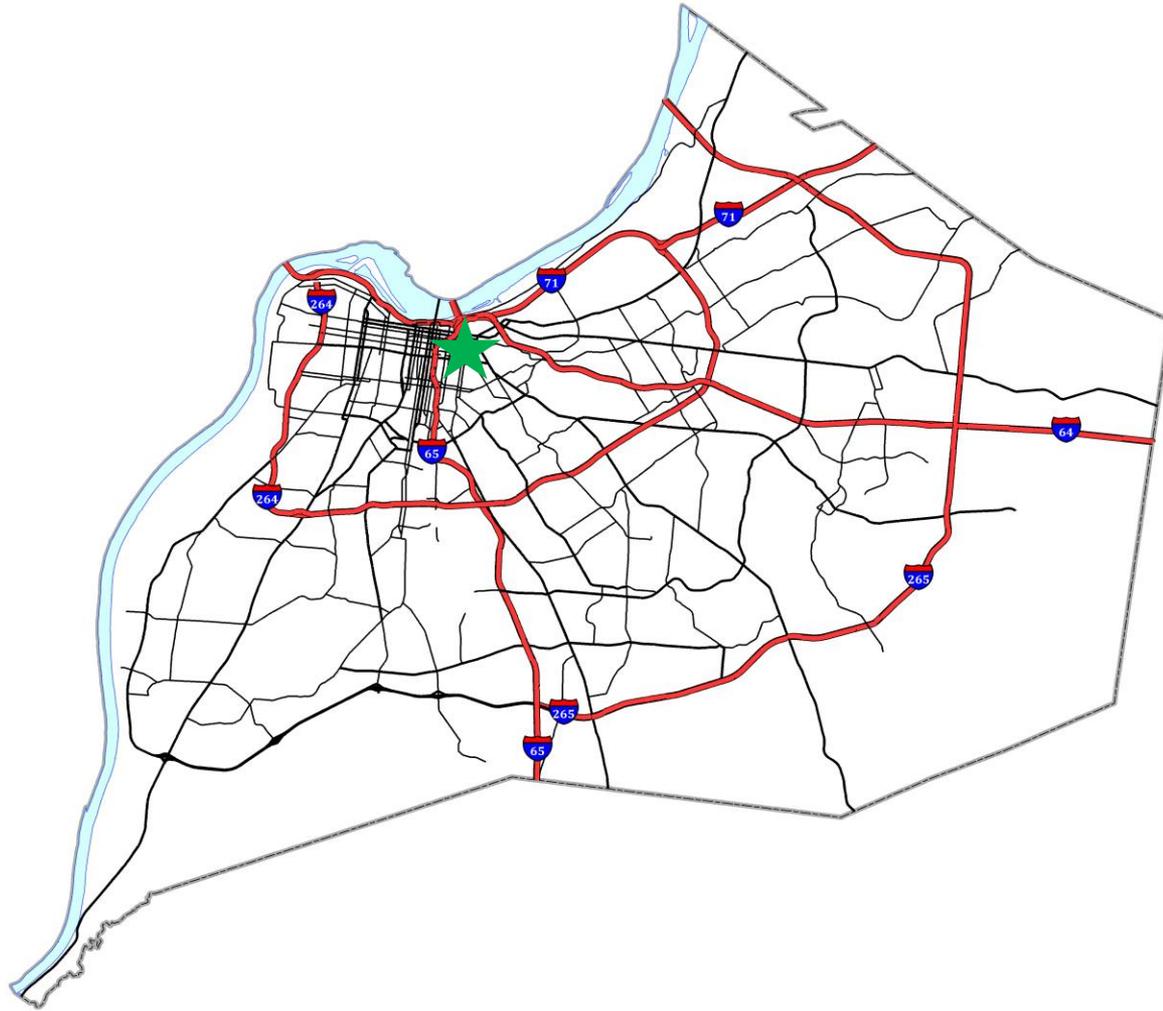
## Surrounding Properties

**North:** Manufacturing

**South/East/West:** Single-Family  
Residential



# Site Location



# Site Photo



Subject Site

# 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.