

18CUP1047

834 Franklin Street



Louisville Board of Zoning Adjustment Public Hearing

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June 18, 2018

Request

- Conditional Use Permit to allow short term rental of dwelling units zoned R-6 not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- As the dwelling units are not the primary residence of the host, a Conditional Use Permit is required
- Located on the south side of Franklin Street between N. Campbell and N. Shelby Streets
- In multi-family residential zone; adjoined by single- and multi-family residential uses
- Total of 18 guests permitted on site; applicant is limiting to 12
 - Primary structure has four bedrooms; up to 12 guests permitted
 - One-bedroom studio in a separate structure; up to six guests permitted
- Site has one on-street parking space on the 29 ft property frontage; no parking is available at the rear alley; additional on-street parking is available along N. Campbell Street
- Neighborhood meeting was held on May 16, 2018

Zoning / Form District

Subject Site

Existing: R-6/Traditional Neighborhood

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

All Surrounding Sites

R-6/Traditional Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential
w/rear studio

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

Surrounding Properties

North: Single-Family Residential

South: Multi-Family Residential

East: Single-Family Residential

West: Single-Family Residential



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



Site Photo



Site Photo



Rear Alley

Conclusions

- BOZA must determine whether parking needs can be met for the proposal
- 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)
- 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.
 3. The applicant will limit the total number of guests on site to 12, with the studio to be made available for rent only upon specific request.