

18CUP1048

832 Franklin Street



Louisville Board of Zoning Adjustment Public Hearing

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July 30, 2018

Request

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

Case Summary/Background

- As neither of the dwelling units is the primary residence of the host, a CUP is required
- Located on the south side of Franklin Street between N. Campbell and N. Shelby Streets
- Adjoined by single- and multi-family residential uses
- Applicant will conduct short-term rental of both units
 - 1st Floor: 2 bedrooms; up to 8 guests
 - 2nd/3rd Floor: 3 bedrooms; up to 10 guests
- LDC regulations require one parking space for each dwelling unit
 - two on-street spaces
 - a garage for up to three vehicles
 - adjoining parking pad for one additional space
- Neighborhood meeting held June 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: Residential Duplex

Proposed: Residential Duplex w/
CUP for short-term rental

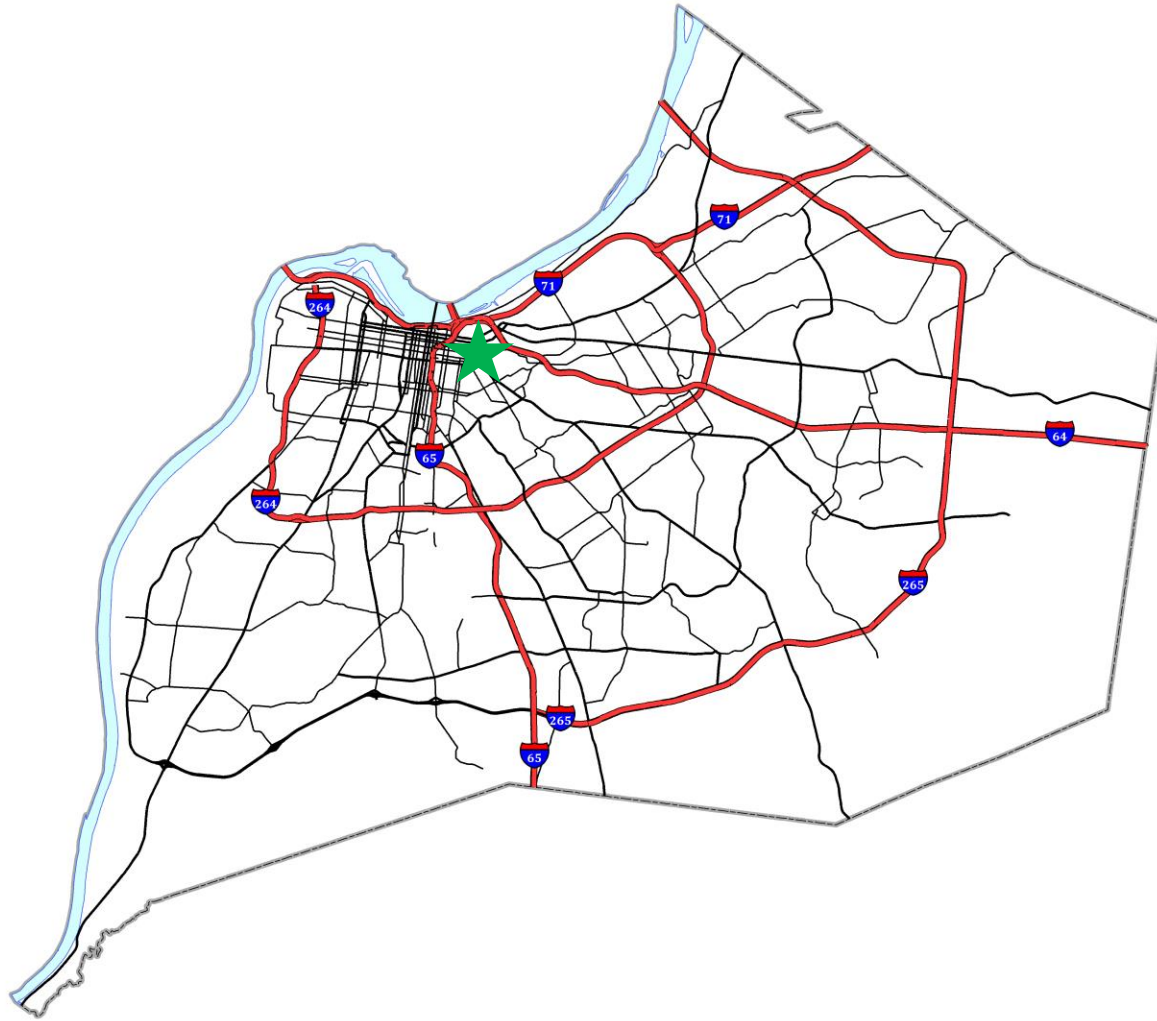
Surrounding Properties

North/East/West: Single-Family
Residential

South: Single- and Multi-Family
Residential



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Across to North

Site Photo



Rear Alley Parking

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.