

**21-CUP-0098**

**4027 Franklin Avenue**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator  
July 26, 2021**

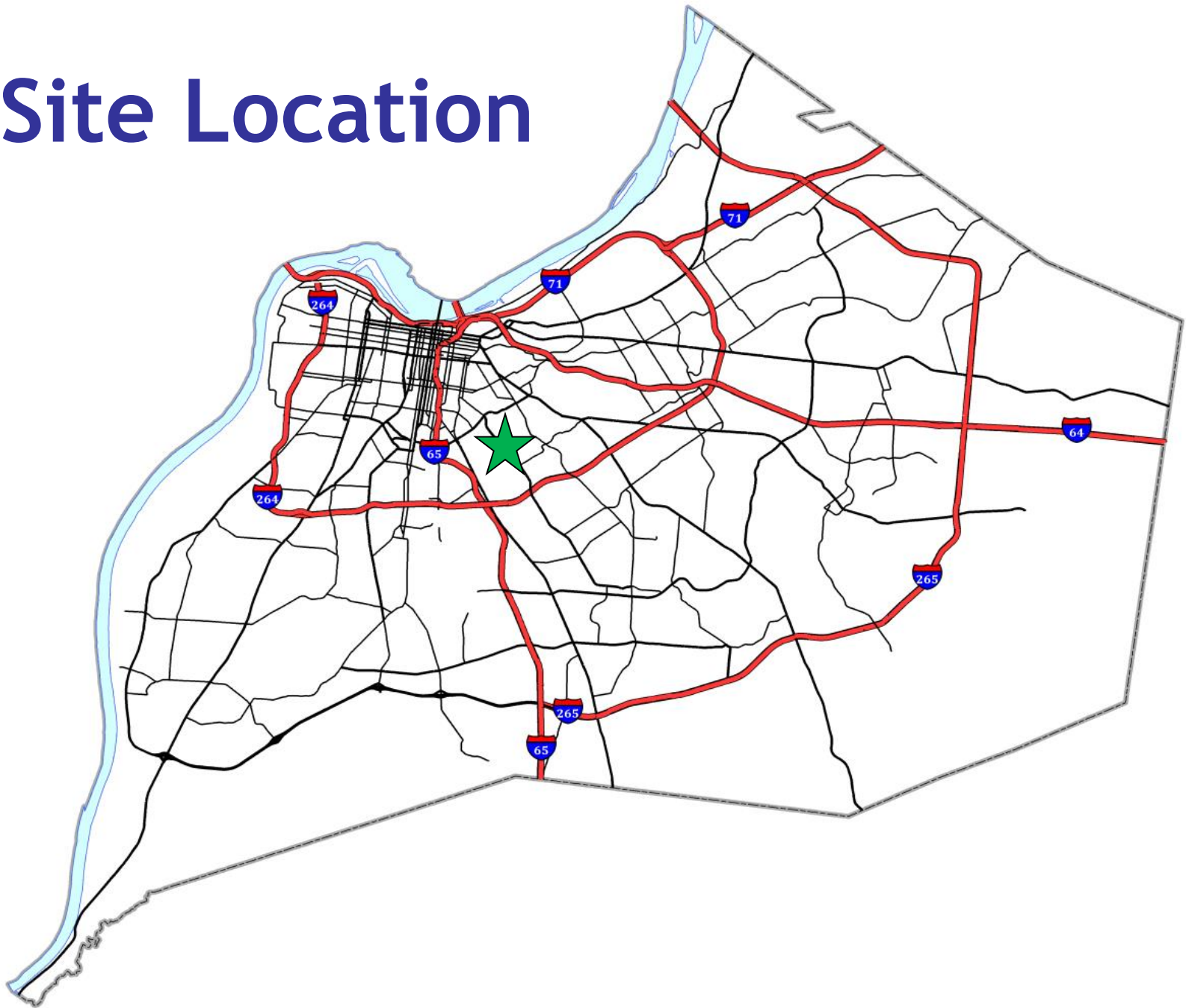
# Request(s)

- Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in an R-5 zoning district and Neighborhood Form District.

# Case Summary/Background

- The subject property is developed with one structure that is a duplex.
- The applicant will live in the upstairs unit and will rent the downstairs unit. The applicant states that the downstairs unit has two bedrooms that will allow a maximum number of six guests.
- The site has credit for on-street parking and the applicant states that there are six spaces available onsite.

# Site Location





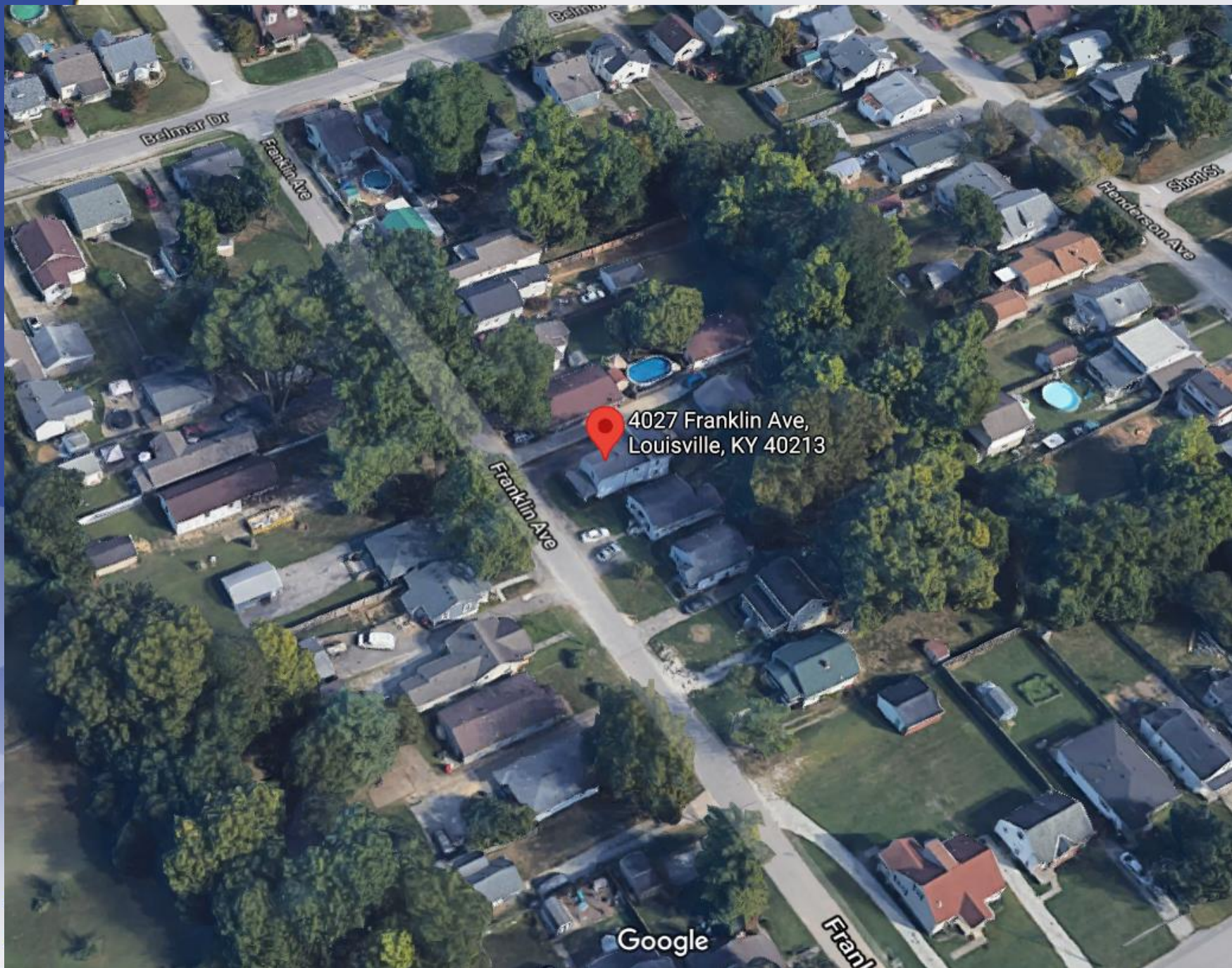
# Zoning/Form Districts



# Aerial Photo/Land Use

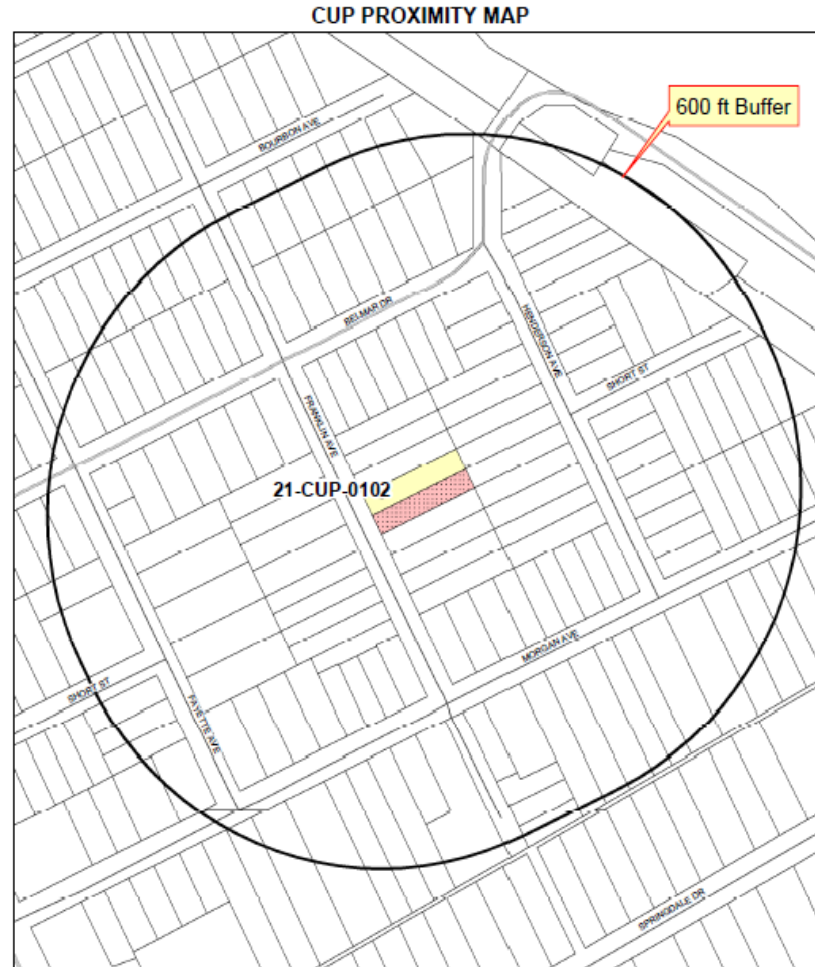









## Short Term Rentals Within 600'

Zero approved Short Term  
Rentals Within 600'



**Case #21-CUP-0098**  
**Map Created: 07/14/2021**

### Legend

-  Subject Site
-  Buffer
-  Pending CUP

feet  
190



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LOUISVILLE METRO GOVERNMENT and  
JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA). All Rights Reserved.

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





# Front





## Property to the Left of Proposal



07/13/2021 14:50



# Property to the Right of Proposal





## Across the Street





## Existing Parking





## Rear





# Staff Findings

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in an R-5 zoning district and Neighborhood Form District.

## Condition of Approval

- The conditional use permit approval for this short term rental located in unit #1 shall be allowed up to two bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms and if the applicant wants to rent unit #2.