

**21-CUP-0169**  
**548 Brentwood Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**November 15, 2021**

# Request(s)

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 Traditional Neighborhood Form District.

# Case Summary/Background

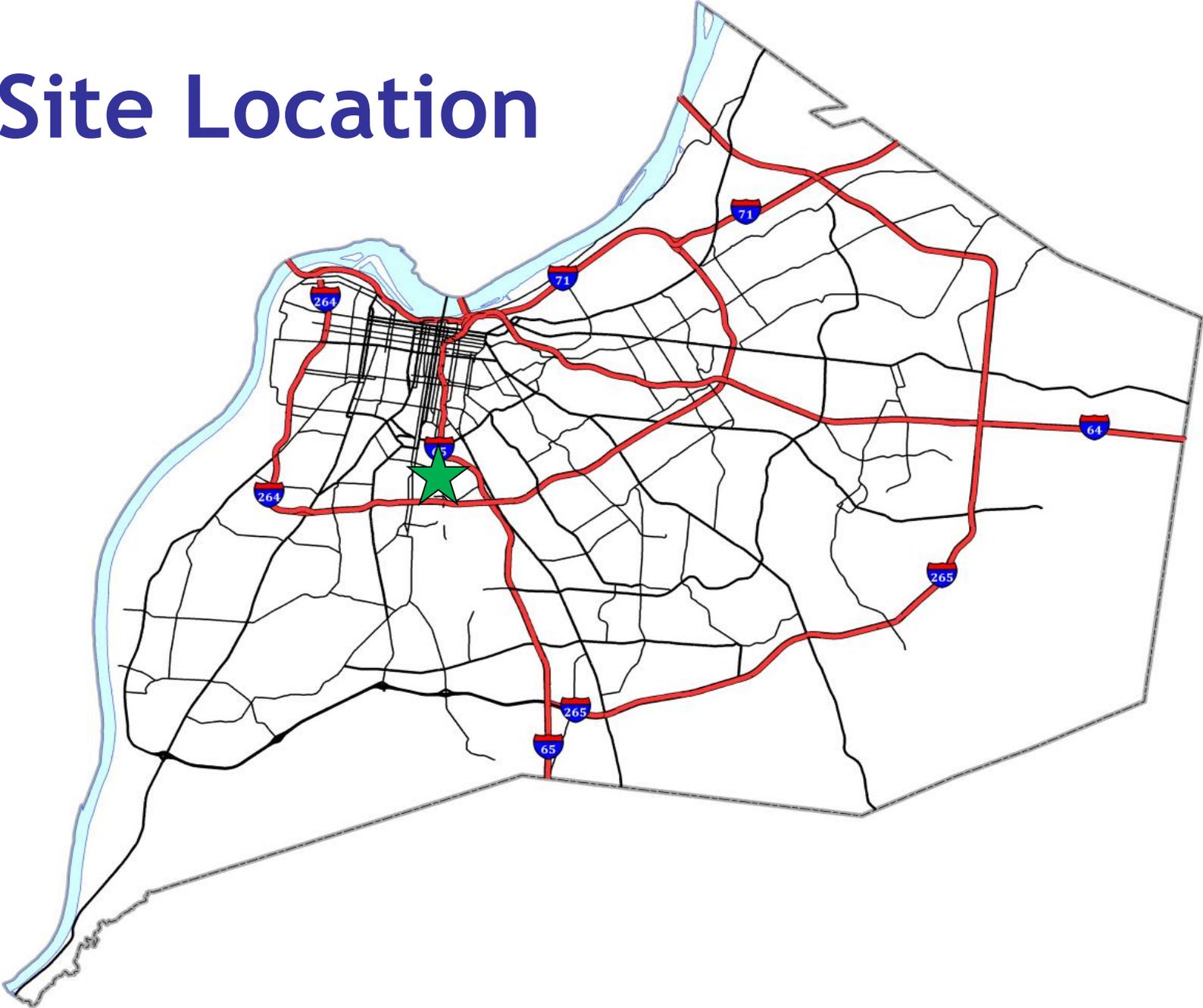
The subject property is developed with one structure that is a single- family residence.

The applicant states that the residence has two bedrooms that will allow a maximum number of six guests.

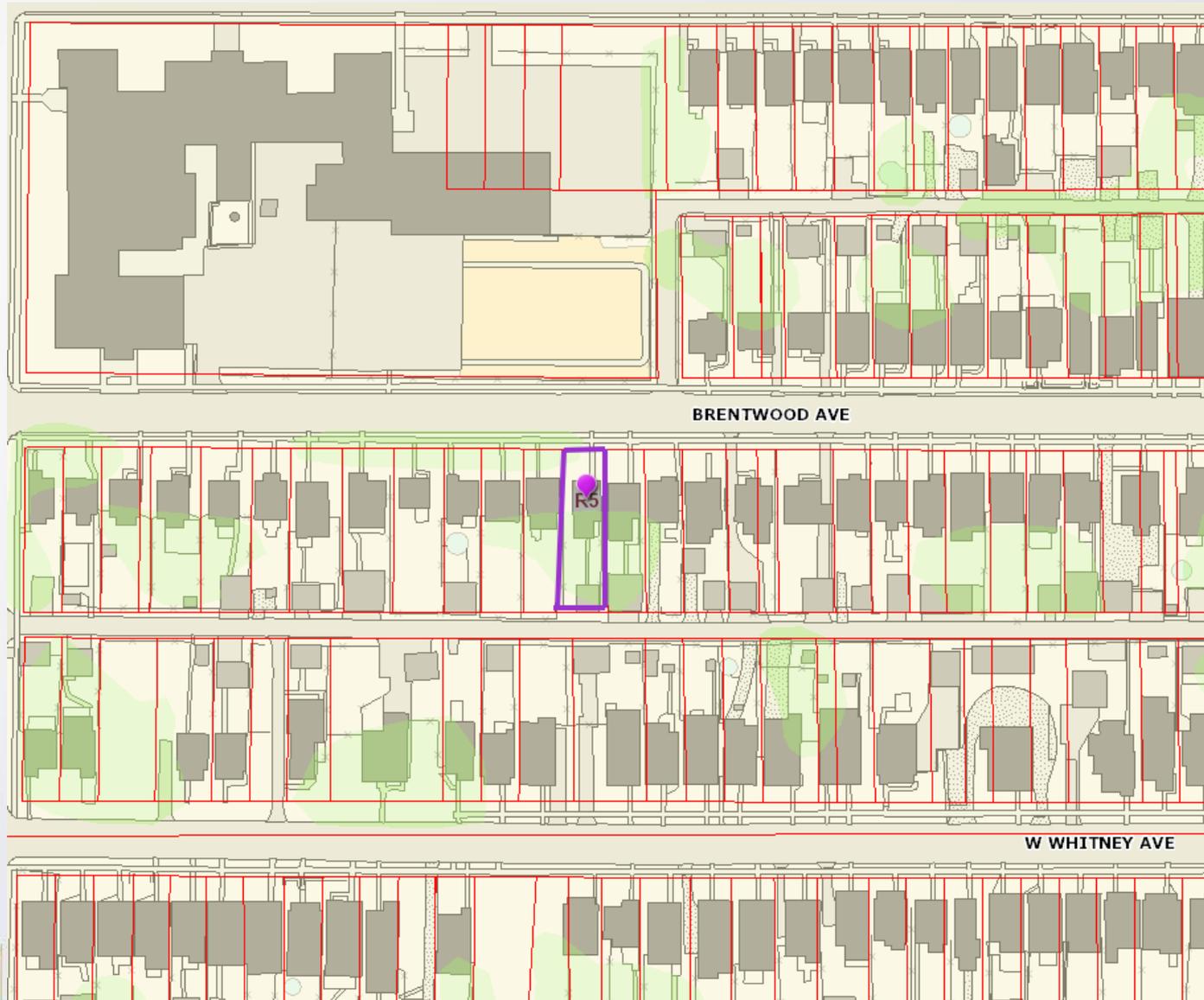
The site has credit for on street parking.

The applicant states that the detached garage will not be used by the short term rental guests for parking.

# Site Location

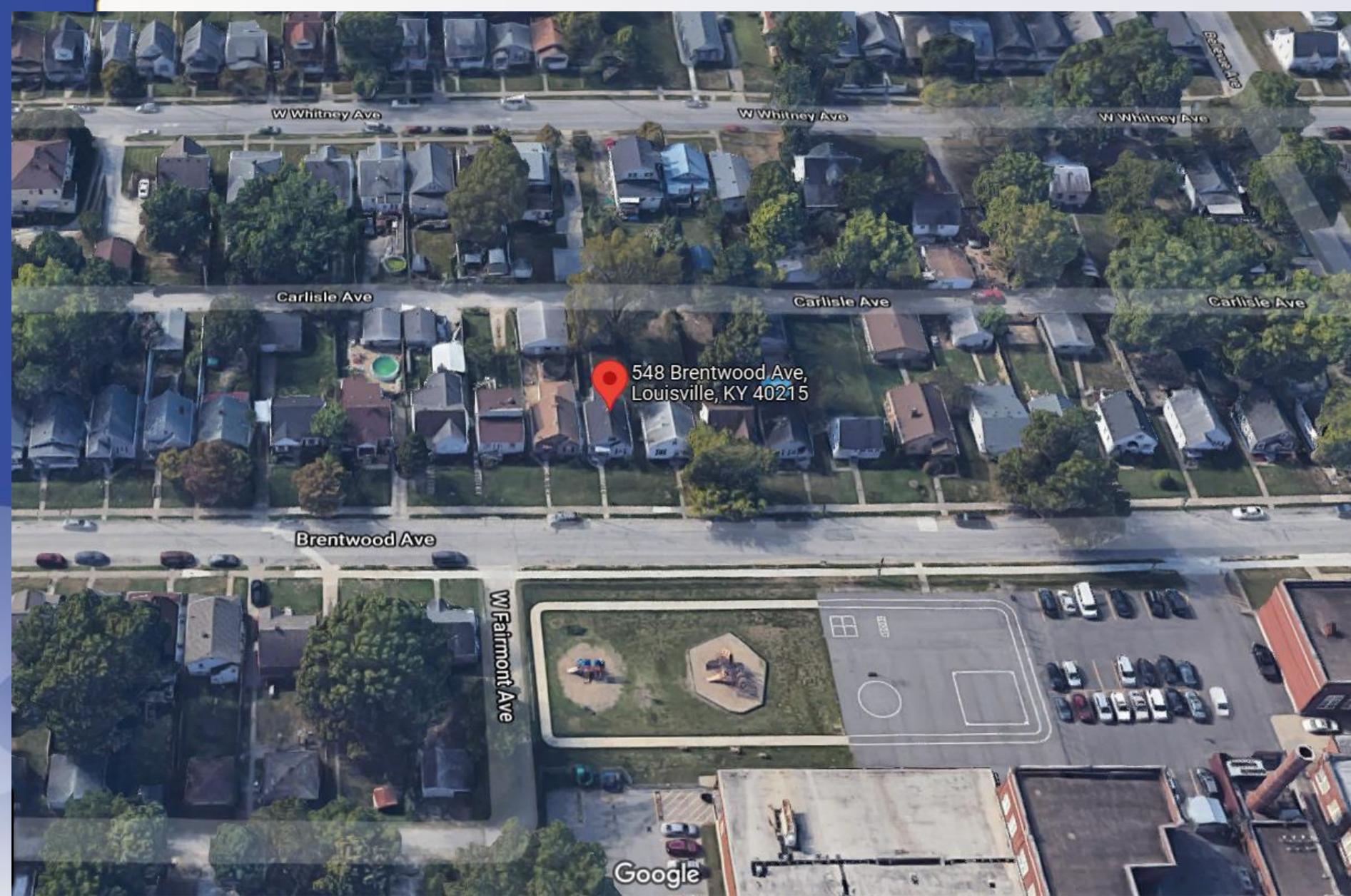


# Zoning/Form Districts



# Aerial Photo/Land Use





W Whitney Ave

W Whitney Ave

W Whitney Ave

Carlisle Ave

Carlisle Ave

Carlisle Ave

548 Brentwood Ave,  
Louisville, KY 40215

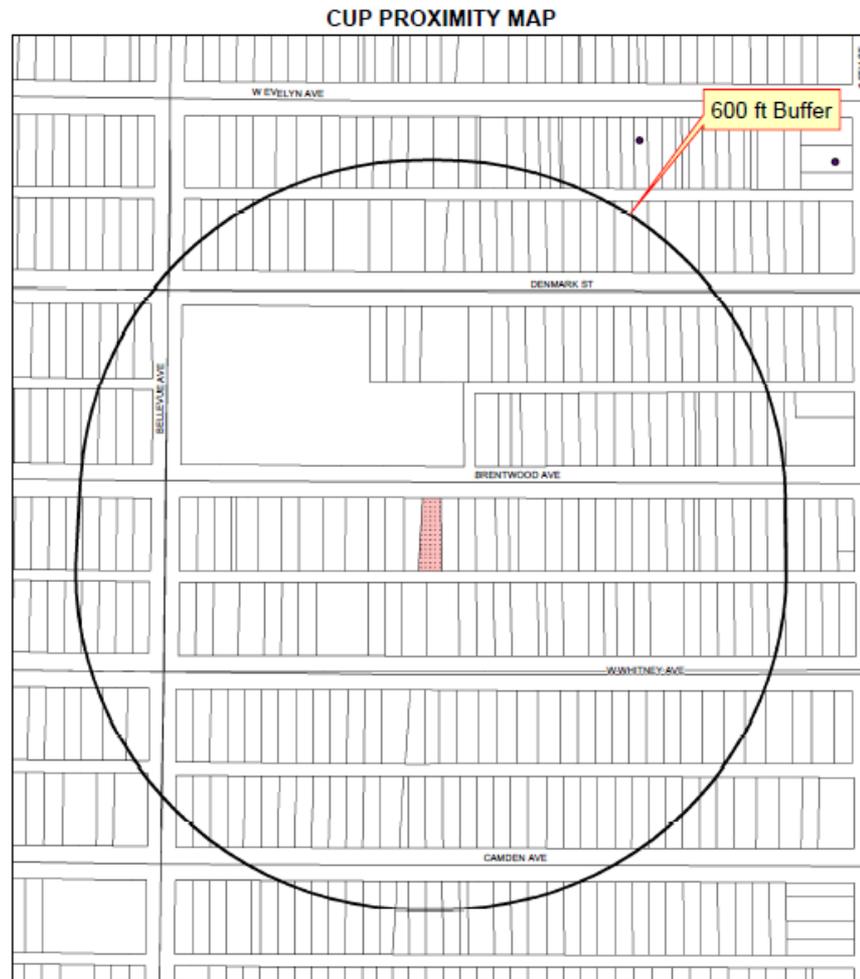
Brentwood Ave

W Fairmont Ave

Google

# Short Term Rentals Within 600'

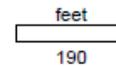
Zero approved Short Term Rentals Within 600'



Case #21-CUPPA-0115  
Map Created: 07/28/2021

### Legend

-  Subject Site
-  Buffer



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), 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



# Across the Street



10/29/2021 11:16

## Detached Garage - Not Used For Parking



# Rear Yard



# 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 Action

## 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 Traditional Neighborhood Form District.

## Condition of Approval

1. The conditional use permit for this short term rental approval shall allow up to two bedrooms. A modification of the conditional use permit shall be required to allow additional bedrooms.