

**21-CUP-0140**  
**195 Crescent Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**October 4, 2021**

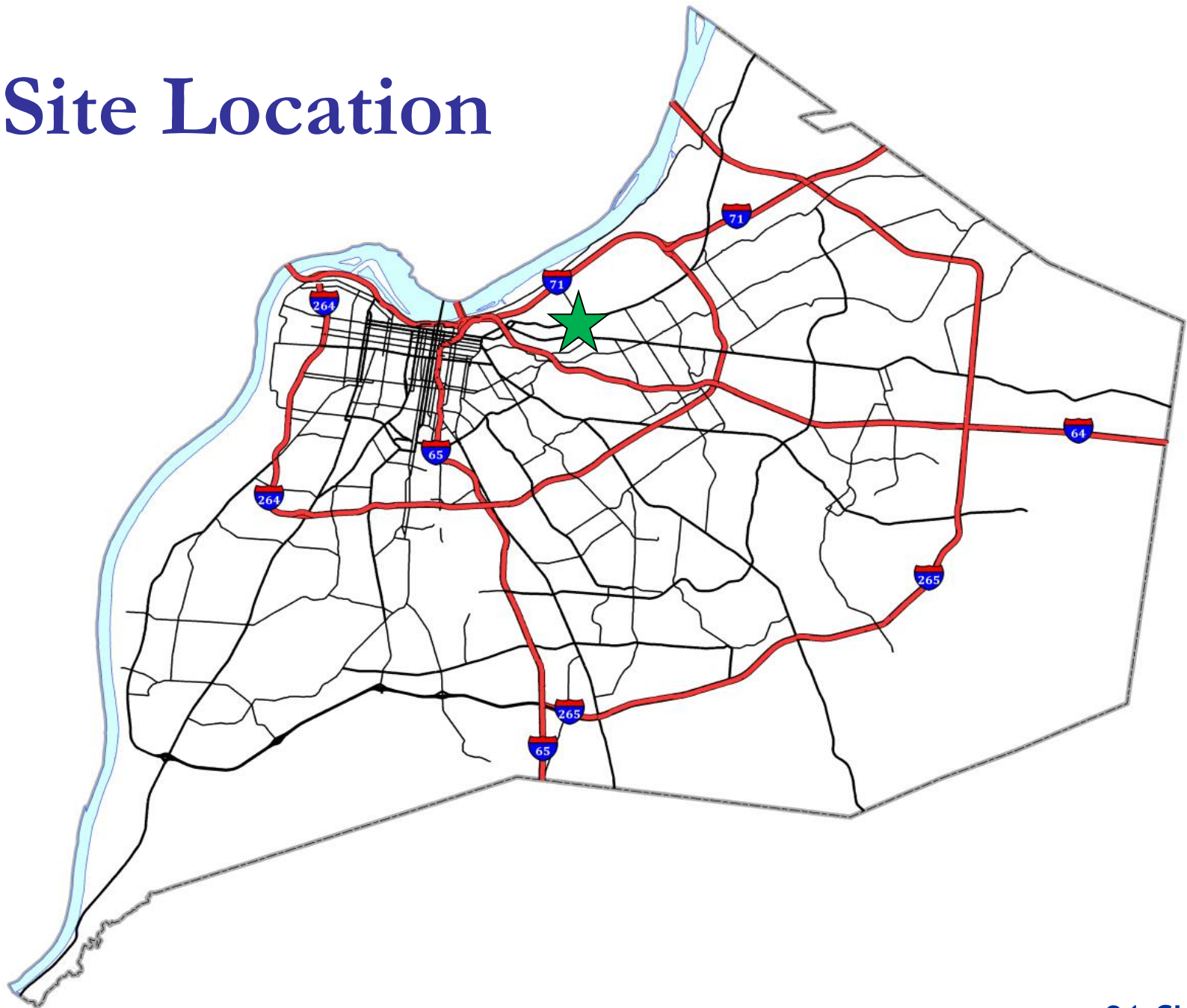
# Request(s)

- Conditional Use Permit to allow short term rental of dwelling units that are not the primary residence of the host in an R-6 zoning district and Traditional Neighborhood Form District.

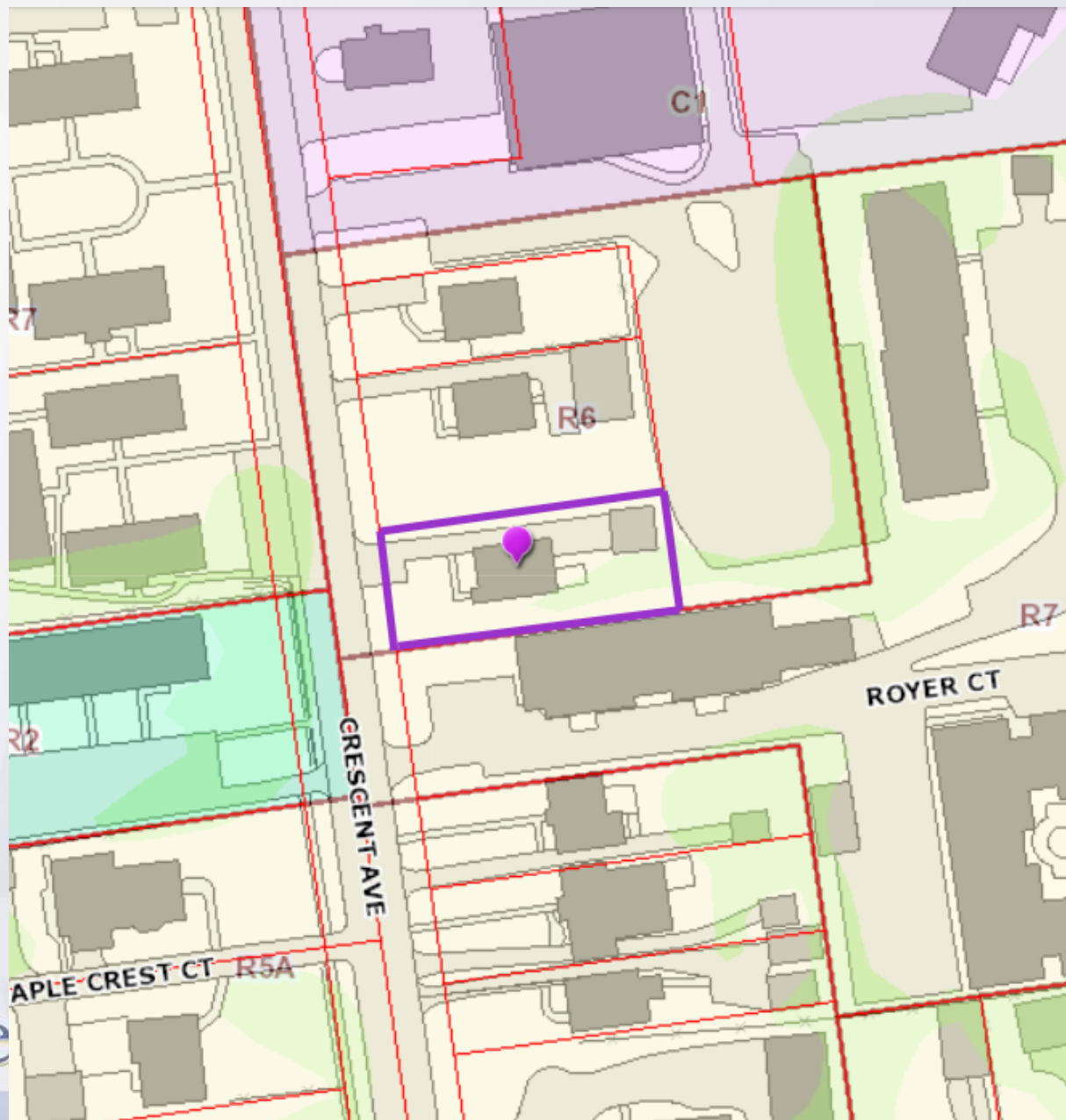
# Case Summary/Background

- The subject property is developed with one structure that is a duplex. Both units in the duplex will be used for short term rental.
- The applicant states that unit #1 has two bedrooms that will allow a maximum number of six guests and unit #2 has two bedrooms that will allow a maximum number of six guests.
- The applicant states that parking will not be allowed on Crescent Avenue and there is a detached garage and driveway to provide up to four off-street parking spaces.

# Site Location



# Zoning/Form Districts

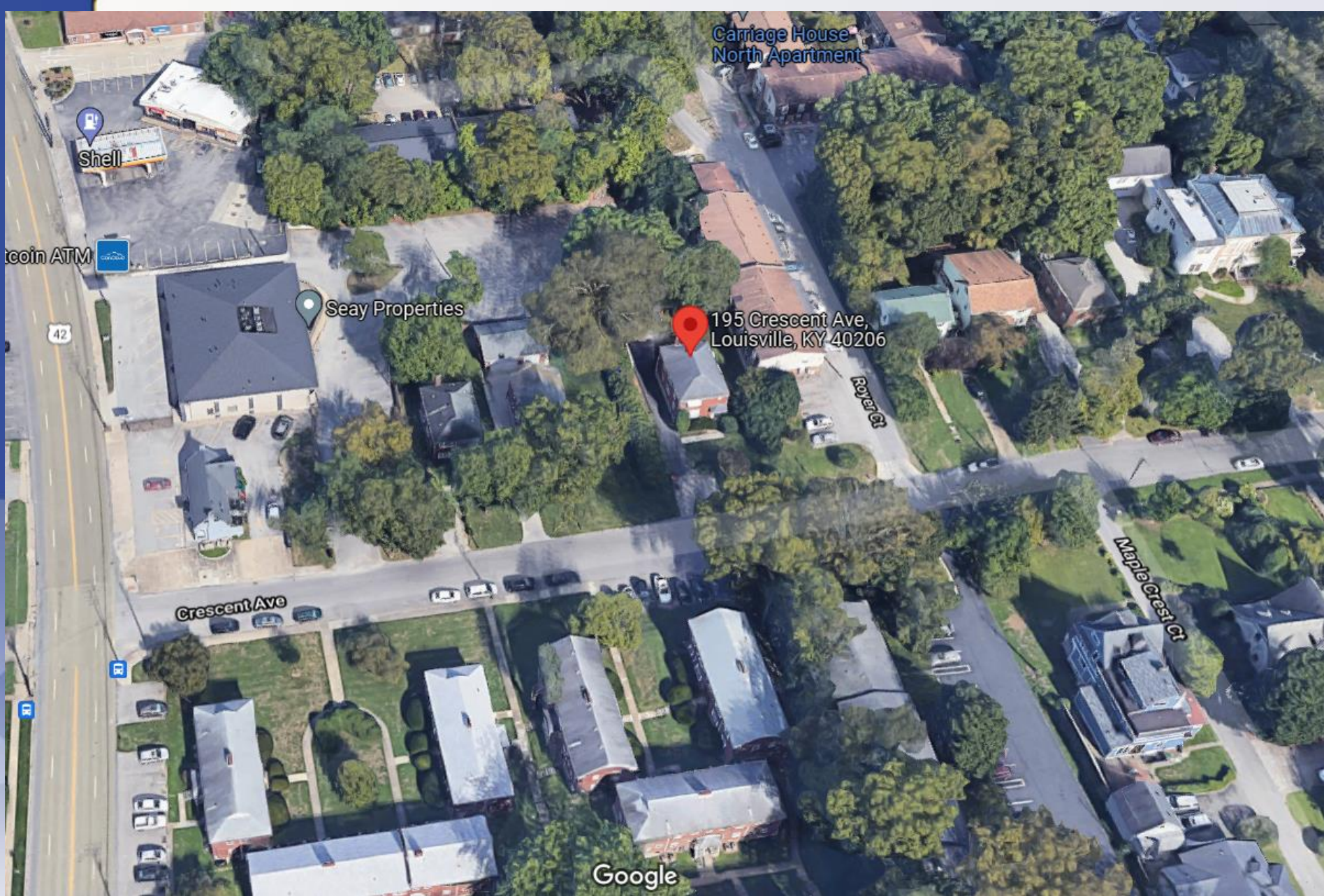




# Aerial Photo







Louisville

## Short Term Rentals Within 600'

Zero approved Short Term  
Rentals Within 600'



Case #21-CUP-0140  
Map Created: 09/21/2021

### Legend

- Subject Site
- Buffer

feet

190



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),  
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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





# Property to the Right





# Across the Street





# Driveway/Detached Garage



09/20/2021 09:56

# Staff Finding

- 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(s)

## APPROVE or DENY

- Conditional Use Permit to allow short term rental of dwelling units that are not the primary residence of the host in an R-6 zoning district and Traditional Neighborhood Form District.

# Conditions of Approval

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