

To The Board of Zoning Adjustment:

Hello, my name is Katrina Kaufman. My husband, James (Jimmy) Kaufman and I recently purchased the property located at 3018 Radiance Rd. in Louisville, KY 40220, which is a 3 bedroom, 2.5 bathroom home with 1,059 sq ft above grade and a partially finished basement. We have spent the last several months renovating the property and improving the property value. We are now submitting this application for a Conditional Use Permit (CUP) in the hopes of having the option to rent this property on a short term basis.

Utilizing the property as a short term rental (STR) instead of a long term rental will allow us to remain in charge of the maintenance and upkeep of the property and have more control over what is and is not allowed at the property.

Furthermore, utilizing this home for STR will give us the ability to host out of town friends and family. My parents are both from NY and we have several aunts, uncles, and cousins who like to visit Louisville throughout the year. We would love the flexibility to be able to use this property to host our own out of town relatives in between short term renters. This is something we are not able to do with our long term rental properties.

To ensure this property only enhances the neighborhood, we will have specific rules for our short term renters that we would not be able to enforce on long term renters. These include but are not limited to: No parties, no street parking (4 car max, all of which will fit in the long driveway), no guests who are not staying at the property, 8 person occupancy limit (3 bedrooms that will sleep 2 per room and plus an additional 2 guests), noise curfew, all outside activities cease by 11pm, no pets, and no illegal substances allowed on the property. We will utilize cameras and noise level monitors to help enforce these rules.

As an attorney and a Realtor with 3 kids ourselves, we understand the importance of having respectful neighbors and property maintenance. If approved for a CUP, we will strive to be the best possible neighbors while providing incredible experiences for short term renters who are looking for a nice, quiet, and convenient place to stay in Louisville.

Thank you for your time and consideration.

Sincerely,

Katrina Kaufman

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**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2022070343**

**BATCH # 375999**

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$172.50

PRESENTED ON: 03-28-2022 2 10:15:30 AM

LODGED BY: simplifile

RECORDED: 03-28-2022 10:15:30 AM

BOBBIE HOLSCLAW

CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

**BK: D 12311**

**PG: 766-769**

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

22-WB-0255

File No. 2200200

**DEED**

THIS DEED made and entered into this March 25, 2022, by and between:

Nicholas Bennett and Lacie Dawn Prince, husband and wife, whose address is 1051 Normandy Rd, Taylorsville, KY 40071, parties of the first part, also hereinafter referred to as GRANTORS; and

James Kaufman and Katrina N. Kaufman, husband and wife, whose address is 3018 Radiance Road, Louisville, KY 40220, which is also the in-care-of address to which the property tax bill for 2022 may be sent, parties of the second part, also hereinafter referred to as GRANTEES;

WITNESSETH: That for a valuable consideration paid, in the amount of \$172,500.00, the receipt of which is hereby acknowledged, the parties of the first part do hereby sell and convey unto the parties of the second part, for and during their joint lives with remainder in fee simple to the survivor of them, with Covenant of General Warranty, the following described property located in Jefferson County, Kentucky, to-wit:

3018 Radiance Road  
Louisville, KY 40220  
Jefferson County

Being Lot 141, as shown on the Revised Plan of Rose Dale Subdivision, plat of which is of record in Plat and Subdivision Book 11, Page 16, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Nicholas Bennett, an unmarried man, by Deed dated June 19, 2013, of record in Deed Book 10089, Page 577, in the Office of the Clerk of Jefferson County, Kentucky.

Said estate is free from all encumbrances except restrictions, stipulations and easements of record and except for unpaid taxes for the year 2022.

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IN TESTIMONY WHEREOF, witness the signature of the parties of the first part on this March 25, 2022.



Nicholas Bennett

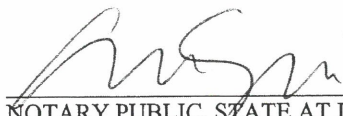


Lacie Dawn Prince

STATE OF KENTUCKY )  
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on this March 25, 2022, by Nicholas Bennett and Lacie Dawn Prince, husband and wife.

My commission expires:  
My Notary ID:



NOTARY PUBLIC, STATE AT LARGE, KENTUCKY



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CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration of \$172,500.00, reflected in the Deed is the full consideration paid for subject property.

GRANTOR(S)

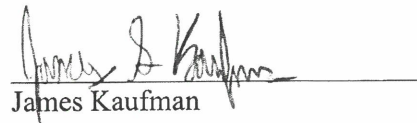


Nicholas Bennett

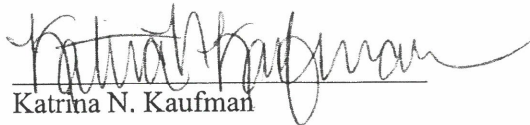


Lacie Dawn Prince

GRANTEE(S)



James Kaufman



Katrina N. Kaufman

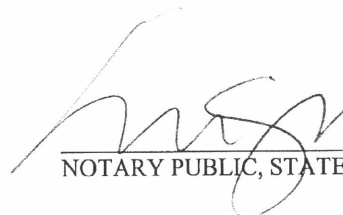
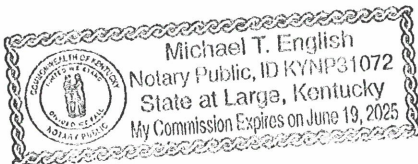
STATE OF KENTUCKY )

COUNTY OF JEFFERSON)

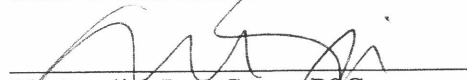
The foregoing Consideration Certificate was acknowledged and sworn to before me this March 25, 2022, by Nicholas Bennett and Lacie Dawn Prince, husband and wife, GRANTOR(S), and by James Kaufman and Katrina N. Kaufman, husband and wife, GRANTEE(S).

My commission expires:

My Notary ID:

  
NOTARY PUBLIC, STATE AT LARGE, KENTUCKY

THIS INSTRUMENT PREPARED BY

  
The English Law Group, PSC  
Michael T. English, Attorney at Law  
10213 Linn Station Road  
Louisville, Kentucky 40223  
502-425-8717

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END OF DOCUMENT

22-CUB-0255

## Legal Description

Address: 3018 Radiance Rd. Louisville, KY 40220

Parcel ID: 081M01750000

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7/22/2022

**To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 26 District.**

Katrina Kaufman plans to submit a development proposal to request a conditional use permit for 3018 Radiance Rd. Louisville, KY 40220.

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

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his/her representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

August 9, 2022 at 7:30pm

Location: 3018 Radiance Rd. Louisville, KY 40220

Case #: 22-CUPPA-0155

At this meeting Katrina Kaufman will explain the proposal and discuss any concerns. If you cannot attend but would like to ask a question, Katrina may be reached at (502)296-0799.

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3018 Radiance Rd. (22-CUPPA-0155) Neighborhood Meeting Attendance Sheet 8/9/22

Name	Street Address	Zip	Phone	Email
Patricia Forgy	3018 Allison Way	40020	502-202-0482	patrick.forgy@hottmail.com
Wes Hinton	3019 Radiance Rd	40020	502-260-9131	Nex tuplows @gmail.com
Martin Holland	3017 Radiance Rd	40020	452-9218	martin.holland1932@gmail.com
Ronika Irvin	3015 Radiance Rd	40020	420-8417	irvran29@gmail.com
Debra Debra	3018 Radiance Rd	40020	502-418-8908	Debra415@gmail.com

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## 3018 Radiance Rd CUP Pre-App Neighborhood Meeting Notes 8/9/22

5 neighbors attended. 4 were adjoining property owners, 1 was a neighbor who lives outside the 600 ft radius.

### Questions and Topics Discussed

1. What is/why a CUP?
  - a. I would like to have the option to rent this property out on a short term basis so I can manage and upkeep the property and not be bound to a long term tenant. Since this is not my primary residence, I have to apply for a Conditional Use Permit to be able to rent this property out on a short term basis. Part of the process to apply to a CUP is to hold a neighborhood meeting like this one where we can meet to discuss the plan and I can answer questions.
2. Does the CUP stay with the owner or run with the property?
  - a. It runs with the property
3. If a CUP is approved for this property, will that negatively impact our property value?
  - a. My opinion is that it will only increase property value since the property will be well maintained and cared for. If we are able to rent it on a short-term basis our goal is to be one of your best neighbors. We hope to only contribute to the value of the neighborhood and surrounding homes by renovating and upkeeping this property.
4. I don't want any more long term renters in the neighborhood.
  - a. There are currently no short term rentals within 600 ft. This CUP would allow me to utilize the property for short term rental, which is completely different than a long term renter. If we are able to use this property for a short term rental that will allow us to control the upkeep of the home and enforce strict rules for renters. Also, if there were to be an issue there is a protocol for reporting issues and after 2 substantiated complaints, the permit can actually be revoked so that gives neighbors more control over the situation as well. As a property owner, I also will be able to have more control over the property and renters. If there is an issue I can have someone removed from the property immediately as opposed to going through the eviction process.
5. How many cars will be allowed?
  - a. There will be a 4 car maximum and all cars must be parked in the driveway (no street parking)
6. How many people will be allowed to stay here at one time?
  - a. Per the zoning rules, 8 persons may stay here at one time. 2 per bedroom plus an additional 2 guests.
7. What rules do you plan to have?
  - a. No parties, quiet hours from 11pm-8am, outside activities must end by 11pm, no persons not on rental agreement may stay at the property (renters may not invite over friends), no street parking, no pets, max occupancy: 8, please be respectful to neighbors, no illegal substances allowed on premises.
8. How will you enforce rules?
  - a. Utilizing ring cameras on the exterior of the home to know that renters respect noise curfew and are inside by 11pm and monitor where cars are parked and how many people enter the property. We also plan to utilize interior noise monitors that will alert

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us if the noise level reaches a certain volume for a certain amount of time so we can alert the renters that they need to be quiet. We will also use booking platforms that utilize feedback and will have fines if rules are not respected.

9. Who will be in charge of bookings?
  - a. Me!
10. How will you screen renters?
  - a. We will utilize sites like AirBNB that have reviews and feedback available for renters. We will check all reviews and also talk with each renter about their plans and reason for staying at the property. If anyone has a bad review or does not reliably communicate or provide information like driver's license/ID and payment info we will not rent to them.
11. Who will maintain the property?
  - a. Me! That's the beauty of a short term rental- I get to stay in charge of maintaining the property and managing all aspects of it as well as cleaning it in between each renter to ensure the interior and exterior remain impeccable.
12. I'm concerned every other house will get a CUP and do short term rental if this property is approved.
  - a. There is a policy in Jefferson County that a CUP cannot be issued for a property if there is another CUP within 600 ft. If this CUP is approved, there will not be another within 600ft.
13. Who do you envision the renters will be?
  - a. People traveling for business, maybe travel nurses, people coming to Louisville for special events, people visiting family and friends in the area. If neighbors have family coming in town but cannot fit everyone in their own home or want their own space, they can utilize our property for a close by place for their out of town guests to stay.

After we discussed the questions above we also talked about our families, how long each person has lived in the neighborhood, their favorite things about living in the area, and I gave each person my contact information. We also decided to set up an e-mail group so I could keep them in the loop and if the CUP is approved they agreed at first they would love to know when the property is rented. We all agreed communication is the most important aspect to being good neighbors and they all want to come back and see the house when the renovations are finished. Overall I thought they had wonderful questions and were very open to hearing my responses and plans for the property and all left with a better understanding of the CUP process.

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