

## Neighborhood Meeting Summary

A neighborhood meeting was held on Wednesday, December 22, 2022, beginning at 6:30 p.m. at 940 S. 6<sup>th</sup> Street, Louisville, KY. Those in attendance included the applicant/owner's representative, Christian Miller, attorney with Bardenwerper, Talbott & Roberts, and the applicant/owner Jonathan Pacilio. The applicant/owner's interior decorator was also available for any design questions.

There were six neighbors in attendance, and all gathered around the kitchen for the meeting. Christian started out by distributing to each person a printed version of a PowerPoint presentation of the property, its location, current zoning, use, and proposed use. Christian discussed the PowerPoint presentation. During that discussion, Christian showed the extensive restoration that had occurred at this property and explained the proposed use as a short-term rental. Due to the number of attendees, questions were taken throughout the discussion of the PowerPoint presentation and continued after the presentation had concluded.

There were many questions related to the potential impacts short-term rentals in general may have upon the area. Neighbors asked questions and discussed the potential effects short-term rentals may have upon long-term rents, property values, census data, Metro Council districts, the Limerick and Old Louisville neighborhoods, and local businesses.

There were some questions relating specifically to this use: management; maintenance; and parking. The applicant/owner shared that he had local management and maintenance persons he intended on using, and that the parking pad off of the alley provided between three and five parking spaces for renters.

Those in attendance were provided contact information for the law firm representing the applicant/owner for any follow-up questions. Some stayed after people began leaving in order to speak with the applicant/owner and his representative individually. The meeting ended around 8:00 p.m.

# Developer's Neighborhood Meeting

*Meeting Date and Time* Dec. 21, 2022 @ 6:30 pm *Developer's Name* Jonathan Pacilio

*Location of Meeting* 940 S. 6<sup>th</sup> Street, Louisville, KY

**Description of Proposal** Conditional Use Permit to allow a Short Term Rental

**Subject Site Location** 940 S. 6<sup>th</sup> Street, Louisville, KY

## NEIGHBORS IN ATTENDANCE

[illegible]

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • (502) 425-0561 (FAX) • [WWW.BARDLAW.NET](http://WWW.BARDLAW.NET)

Nicholas R. Pregliasco  
Direct dial: 426-0388, ext. 139  
Email: [NRP@BARDLAW.NET](mailto:NRP@BARDLAW.NET)

December 6, 2022

RE: Proposed Conditional Use Permit (“CUP”) for a Short-Term Rental (“STR”) on property located at 940 S 6<sup>th</sup> Street

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our Conditional Use Permit application to allow a short-term rental on property located as above.

An application for this property was previously submitted for a short-term rental in case number 22-CUP-0291. At the November 7, 2022 Board of Zoning Adjustment hearing, issues and concerns were raised as to the previously held neighborhood meeting, which is the reason for the additional neighborhood meeting set forth in this letter. Due to the tie vote at the prior Board of Zoning Adjustment hearing, the applicant has refiled the application on the same property for a short-term rental for review with the Division of Planning and Design Services (DPDS) that has been assigned case number **22-CUP-0349** and case manager, **Amy Brooks**. We would like to show and explain to neighbors this request and proposal so that we might hear what thoughts, issues and concerns you may have.

In that regard, a 2<sup>nd</sup> neighborhood meeting will be held on **Wednesday, December 21<sup>st</sup> at 6:30 p.m.** at the **site** located at **940 S. 6<sup>th</sup> Street**.

Enclosed for your review are the following:

1. Image of the site
2. LOJIC site location zoning map sheet showing the location of the site
3. Contact information sheet and Information on how to obtain case information online from PDS’ online customer service portal
4. PDS’ “After the Neighborhood Meeting” sheet

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688.

We look forward to seeing you.

Sincerely,

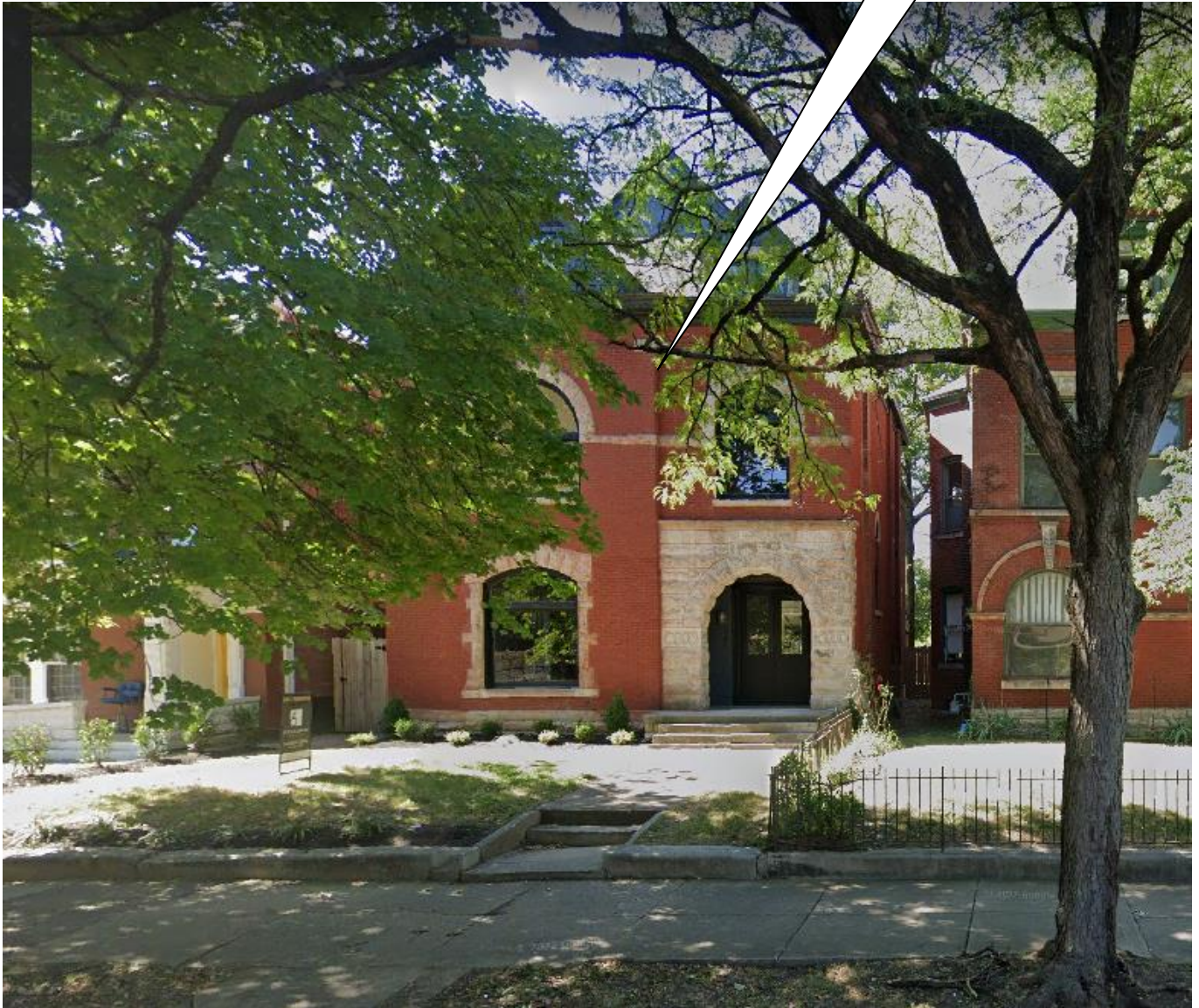


Nicholas Pregliasco

cc: Hon. David James, Councilman, District 6  
Amy Brooks, case manager with Division of Planning & Design Services  
Jonathan Pacilio, Applicant

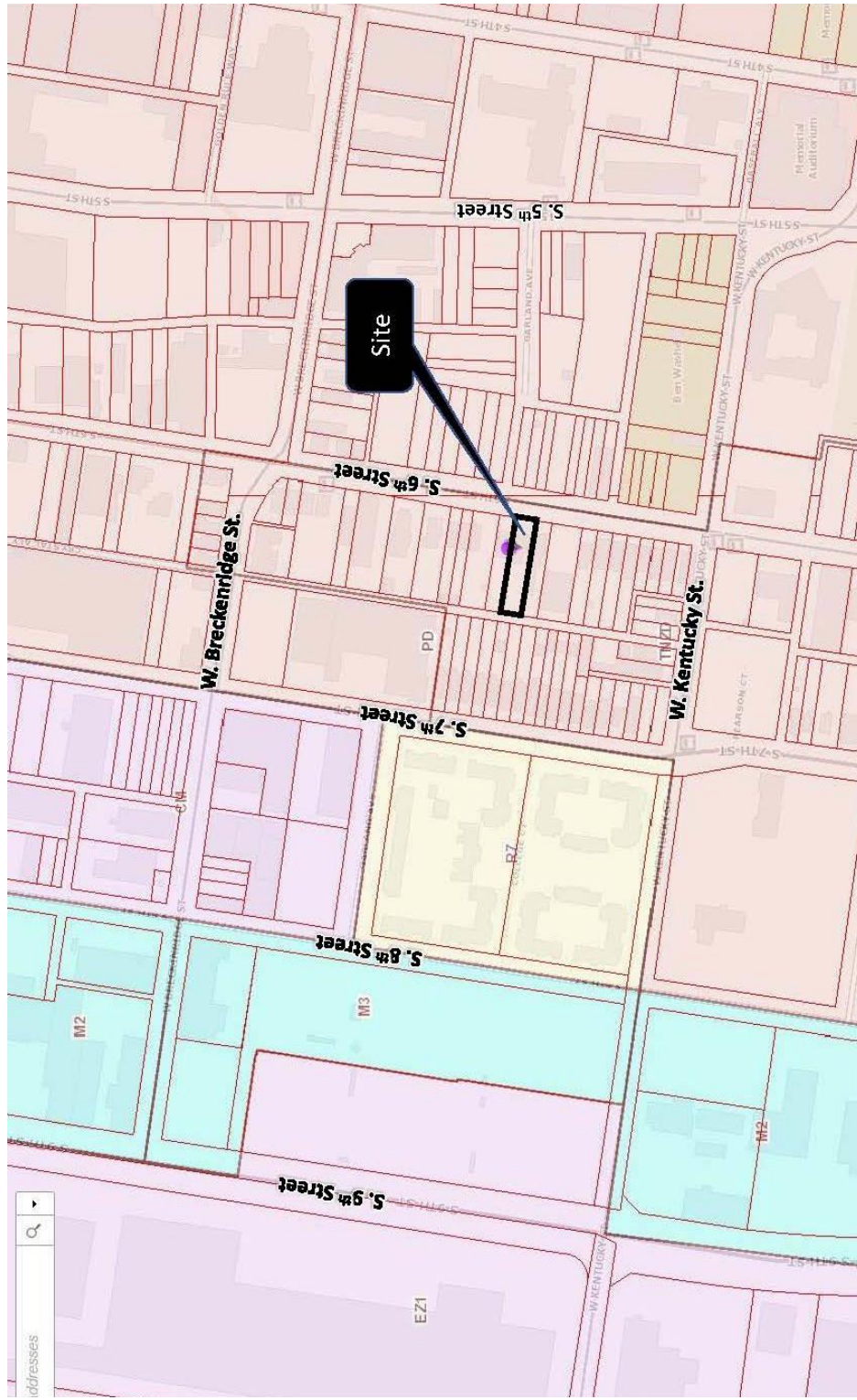
**SITE**

940 S. 6<sup>th</sup> Street





## AERIAL MAP



## **CONTACT INFORMATION SHEET**

### **1. PRIMARY CONTACT**

*Bardenwerper, Talbott & Roberts, PLLC*  
*1000 N. Hurstbourne Pkwy., 2<sup>nd</sup> Floor*  
*Louisville, KY 40223*  
*Attn: Nick Pregliasco*  
*Mobile - (502) 777-8831*  
*Office – (502) 426-6688*  
[\*NRP@bardlaw.net\*](mailto:NRP@bardlaw.net)

### **2. APPLICANT**

*Jonathan Pacilio*  
*(704) 577-7806*  
[\*jpacilio30@gmail.com\*](mailto:jpacilio30@gmail.com)

### **3. CASE MANAGER OR SUPERVISOR**

*Amy Brooks, Planner I*  
*Louisville Metro Planning & Design Services*  
*444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor*  
*Louisville, KY 40202*  
*(502) 574-8215*  
[\*Amy.Brooks@louisvilleky.gov\*](mailto:Amy.Brooks@louisvilleky.gov)

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## **PLANNING & DESIGN SERVICES (PDS's) ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET**

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the “Search” tab  
Then “Planning Applications”  
Enter case number in “Record Number” box  
Click on “Record Info” tab

## **After the Neighborhood Meeting**

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.