

## **DETAILED SUMMARY SHEET**

The applicant is seeking a Conditional Use Permit (“CUP”) to allow a short-term rental (“STR”) that is not owner occupied. The existing single-family home has two-stories and 1,505 square feet, with 3 bedrooms and 2 bathrooms, located close to Southern Parkway. The applicant will not be making any external alterations other than replacing some decking and wood siding, fresh paint and new landscaping. The interior will involve an updated kitchen and bathrooms, refinished hardwood floors and new paint/fixtures. There is ample parking on the site. The rear of the site is within 600 ft of another short-term rental, but not the entire property.

A CUP pre-application was filed for review with the Office of Planning that was assigned case number **26-CUPPA-0018** and case manager **Tyler Pobiedzinski**.

The property is located at the southeast quadrant of S. 6<sup>th</sup> Street and Hill Top Court as shown on the attached “LOJIC” Site Location” attachment.

The present zoning is R-5 and the present form district is Traditional Neighborhood with no proposed changes thereto.

## **CONTACT INFORMATION SHEET**

### **1. PRIMARY CONTACT**

*Bardenwerper, Talbott & Roberts, PLLC  
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Louisville, KY 40223  
Nicholas R. Pregliasco – (502) 777-8831  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)*

### **2. APPLICANT**

*Jason Nelson  
[deeking55@hotmail.com](mailto:deeking55@hotmail.com)*

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

*Tyler Pobiedzinski, Planner I  
Office of Planning  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-5177  
[Tyler.Pobiedzinski@louisvilleky.gov](mailto:Tyler.Pobiedzinski@louisvilleky.gov)*

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## **OFFICE OF PLANNING 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

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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February 2, 2026

Case Manager  
Louisville Metro Office of Planning  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202

Re: Conditional Use Permit Pre-App application for a Short-Term Rental

Dear Case Manager:

We are herewith filing a CUP pre-app application to allow a short-term rental, that is not owner-occupied, on property zoned R-5 and located at 4513 South 6<sup>th</sup> Street.

The existing home is a two-story, 1,505 square feet home with 3 bedrooms and 2 bathrooms close to Southern Parkway. The applicant will not be making any external alterations other than replacing some decking and wood siding, fresh paint and new landscaping. The interior will involve an updated kitchen and bathrooms, refinishing the hardwood floors and new paint/fixtures. The applicant's intent is to be welcoming to families/couples that need a place to stay while respecting the beauty of the area.

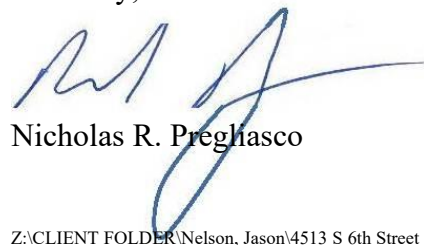
There is ample parking on the site and the rear of the property is within 600 ft of another short-term rental, but not the full property. The applicant will be requesting relief from the 600 foot rule based upon the enumerated exception for partial overlap.

We are in the process of scheduling the neighborhood meeting. Once we have finalized details, we will notify you of same.

We look forward to answering any questions you may have regarding this development.

Many thanks.

Sincerely,



Nicholas R. Pregliasco