

09/25/2022

To: Louisville Metro Planning and Design Services

Regards to: CUP Pre-Application for, 5125 Emery Ave. Louisville KY, 40214

Hello, my name is Johnathan Lun, and I currently reside in the state of California. I recently purchased a single family residence located at 5125 Emery Ave. Louisville KY, 40214 with a closing date of 09-22-2022. This property is a three bedroom, one bath, two-story residence with a square footage of 1,375 and a lot size of 3,920 Sq. Ft.

My intention for this property is to be able to utilize it as a Short Term Rental. However, I will only utilize two bedrooms equipped with a King size bed in each room. The third bedroom will be turned into an office with a workstation. I will only allow up to four persons for each booking. I believe this is ideal in order to be respectful to my neighbors. In doing so, I am committed to beautifying the property as well as handling all my tax payments to the city in a timely and responsible manner.

I hope and pray that this venture will come to fruition and look forward to moving to Kentucky within five years.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Johnathan Lun', with a stylized, flowing script.

Johnathan Lun



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 # 2022222884

BATCH # 416713

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$185.00

PRESENTED ON: 09-27-2022 2 12:40:30 PM

LODGED BY: simplifile

RECORDED: 09-27-2022 12:40:30 PM

BOBBIE HOLSCRAW
CLERK

BY: EVELYN MAYES
RECORDING CLERK

BK: D 12464

PG: 198-202

RECEIVED

FEB 10 2023

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

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

**PLANNING & DESIGN
SERVICES**

23-CUP-0045

Deed

THIS DEED made this 22nd day of September, 2022 between Samuel A. Yong, a single man, 5125 Emery Avenue, Louisville, KY 40214, Party of the First Part and Johnathan Lun and Elizabeth Lun, husband and wife, 5125 Emery Avenue, Louisville, KY 40214, Parties of the Second Part.

WITNESSETH: - That for a VALUABLE CONSIDERATION paid, the receipt of which is hereby acknowledged, being the sum of \$185,000.00. The Party of the First Part hereby conveys with covenants of GENERAL WARRANTY, unto the Parties of the Second Part, fee simple title, jointly for life with the remainder to the survivor, the following described real estate situated in Jefferson County, Kentucky, to-wit:

Being Lot 35 in Lawnview (Erroneously referred to in previous deeds as Lot 335), an addition to the City of Louisville, plat of which is of record in Plat and Subdivision Book 1, Page 177, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property acquired by Samuel A. Yong, a single man, by Deed dated February 4, 2020, and of record in Deed Book 11618, Page 455, in the Office of the County Clerk of Jefferson County, Kentucky.

MID #12-061F-0024-0000

Property & Tax Mailing Address: 5125 Emery Avenue, Louisville, KY 40214

The Party of the First Part further covenants that being lawfully seized of the estate hereby conveyed, has full right and power to convey the same, and that said estate is free from all encumbrances except taxes due and payable during 2022 which the Second Parties assume and agree to pay.

PROVIDED, HOWEVER, there is excepted any restrictions, stipulations and easements of record affecting said property.



Samuel A. Yong

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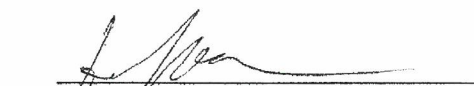
FEB 10 2023

PLANNING & DESIGN
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23-CUP-0045

Consideration Certificate

We, the undersigned, hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$185,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.



Johnathan Lun



Elizabeth Lun

STATE OF _____)

:SS

COUNTY OF _____)

The Consideration Certificate was acknowledged and sworn to before me this _____ day of September, 2022 by Johnathan Lun and Elizabeth Lun, Parties of the Second Part, who join herein for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

My commission expires: _____

See attached

NOTARY PUBLIC

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23--CUP-0045

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On September 22, 2022 before me, Rasheed Horsford, Notary Public
(insert name and title of the officer)

personally appeared Johnathan Lun and Elizabeth Lun
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

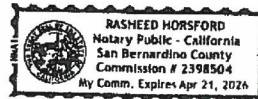
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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PLANNING & DESIGN
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23-CUP-0045

Consideration Certificate

We, the undersigned, hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$185,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

Samuel Yong

Samuel A. Yong

STATE OF KENTUCKY)

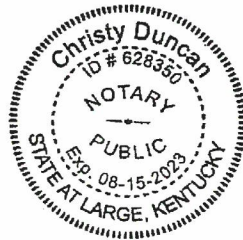
:SS

COUNTY OF JEFFERSON)

The foregoing Deed & Consideration Certificate was acknowledged and sworn to before me this 22nd day of September, 2022 by Samuel A. Yong, Party of the First Part.

My commission expires: 8/15/23

Christy Duncan
NOTARY PUBLIC, Kentucky



Whitney Waller
PREPARED BY:
WHITNEY WALLER, ATTY
RETURN DOCUMENTS TO:
SIGNATURE TITLE, LLC
4229 TAYLORSVILLE ROAD
LOUISVILLE, KY 40220

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Letter of Explanation

To whom it may concern:

Jonathan Lun, owner & law enforcement worker of 5125 Emery Ave. Louisville, KY 40214, purchased hoping to stay in Louisville, but unfortunately, work requirements are forcing him into a position to relocate for 10-14 months or more. Due to this change, a CUP application would be most suitable to allow him to keep his home and short term rent until he returns but also be a benefit to local businesses as well.

This is a single-family residence with 3 bedrooms and 1 bath. Only 2 bedrooms will be used. Max guests would be 4. The entire residence would be used. And there is a parking pad directly in front of the property to allow 2 car spaces.

Please consider a full approval for conditional use.

Thank you,
Johnathan Lun

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23-CUP-004.5

Re: 5125 Emery Ave

MyLee Corona <mylee@myleecorona.com>

Wed 2/8/2023 2:23 PM

To: Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

Cc: Clark, Molly <Molly.Clark@louisvilleky.gov>

📎 9 attachments (3 MB)

Summary of 11-9-22 meeting .pdf; EMERY BEDS.pdf; Emery Letter of Exp .pdf; Emery Sign In Sheet NM.pdf; PDF22-CUPPA-0297_NoticeAddress Labels_101422.pdf; 22-CUPPA-0297_NoticeAddressLabels_101422 .docx; 5125 Emery Ave CUP APP.pdf; 5125 Emery Deed.pdf; Emery Neighborhood Meeting Invite .pdf;

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Please see attached Most of everything was already attached to the previous email but here they are again. I sent you address labels in both word and pdf format

Transient Tax # is 1012782918

On Wed, Feb 8, 2023 at 10:42 AM Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov> wrote:

Good morning,

Thank you for submitting your conditional use permit (CUP) application for a short term rental at 5125 Emery Avenue.

As part of the application process, you are required to submit the following:

1. A **letter of explanation** that summarizes the proposed development (including owner occupations, number of dwelling units, and whether all or part of the dwelling will be rented).
2. **Photos** of the interior of each bedroom.
3. A Louisville Metro Revenue Commission (**Transient Room Tax**) number.
4. A copy of the **neighborhood meeting notice**.
5. **Mailing labels** addressed to the owners/current resident of each property.

We cannot accept your application until the requested documents are provided. You may email them as a PDF attachment or, alternatively, bring them in-person to our office at 444 South Fifth Street, Suite 300. After we receive the necessary documentation, we can send you a link to pay the \$560.00 application fee.

Best,

Kaitlin Dever

Planning Technician
Office of Planning and Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 S. 5th St., Suite 300
Louisville, KY 40202
(502) 574-8445 Direct

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23-CUP-0045

BEDROOM 1



BEDROOM 2

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10/25/2022

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

Johnathan Lun plans to submit a Short Term Rental Application via
Conditional Use Permit for 5125 Emery Ave. Louisville, KY 40214. 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 us. 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 proposal
will be held on: Wednesday, November 9, 2022, at 7:30pm here at our
home 5125 Emery Ave. Louisville, KY 40214. At this meeting,
Johnathan Lun will explain the proposal and then discuss any concerns
you have. We encourage you to attend this meeting and to share your
thoughts.

Sincerely,
Johnathan Lun

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23-CUP-0045

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FEB 10 2023

PLANNING & DESIGN SERVICES

23-CUP-0045

SUMMARY OF NEIGHBORHOOD MEETING 5125 EMERY AVE. LOUISVILLE, KY
40214

Meeting took place at 5125 Emery Ave Louisville, KY 40214 on Wednesday, November 9th, 2022 after 7:30pm. Owner is Johnathan Lun. He is now a local resident as of a month ago. He is a government official and travels often.

Metro Council woman, Nicole George along with Ann Ramser attended the meeting.

We were asked about purpose of use, occupation, if neighbors knew about it and had a way to contact owner along with questions about noise monitoring.

The majority of neighbors did speak with owner several times and he introduced himself to them and provided his contact info. He even employed the neighbor across the street to clean for him on his behalf. Her male relative was questioned by both attendees about the owner and he was intimidated and thought he was in trouble and answered that he did not know him. But when I (MyLee Corona), approached him and asked him about it, he said his aunt who he lives with cleans for the owner of 5125 Emery Ave. My own father-in-law is buying next door to this home and has no issues with it. The other adjoining neighbors also were not opposed to it after being informed of the use of this property as an air bnb. Johnathan, the owner, is looking into noise monitoring as well. He will be installing it soon. He also has a digital list of local businesses, restaurants, etc.

Ann Ramser made it very clear she was biased against air bnb and believed that air Bnb's are the sole responsibility for the rise of the housing market. I asked her if she would be willing to provide statistics to why she came up with this opinion and bias and she could not provide it but she was willing to continue to be opinionated on an idea not backed by any facts or statistics. She just wanted to make it known she was not for it and wanted to be sure that local businesses were supported-which they are and will be with this listing.

There were no other attendees. I stayed until 9pm.

Sincerely,
MyLee Corona, representative and good friend of Johnathan Lun.

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23-CUP-0045

May 22nd, 2023

A neighborhood meeting was held from 7:30-8:30pm tonight at 5125 Emery Ave. Louisville, KY 40214 in lieu of a CUP Permit 23-CUPPA-0273.

There were NO attendees that showed up.

A handwritten signature in black ink, appearing to read 'Johnathan Lun', with a stylized, flowing script.

Sincerely,
Johnathan Lun