

2106 New Main St Neighborhood Meeting Notification Letter

January 4, 2023

Dear Neighbor,

I hope this letter finds you well. My name is Jonathan Gonzales, and I am a manufacturing engineer at one of the Ford plants in Louisville. I also happen to live just a few minutes away from 2106 New Main St., the property I am writing to you about today.

The purpose of this letter is to inform you that I am planning to host short-term rentals at 2106 New Main St. through Airbnb and similar services. As the owner of the property, I plan on managing, maintaining and hosting it myself. In order to do so, I will be submitting a conditional use permit for the address listed above.

In accordance with the procedures of Louisville Metro Planning and Design Services, I 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 myself. 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:

1/18/23, from 6:00 pm to 7:00 pm in an open house format at 2106 New Main St.

At this meeting I will be available to answer any questions and address any concerns you may have. I encourage you to attend and share your thoughts with me.

Thank you for considering my proposal. If you have any questions or need further information, please don't hesitate to contact me at 562-324-4093.

Regards,

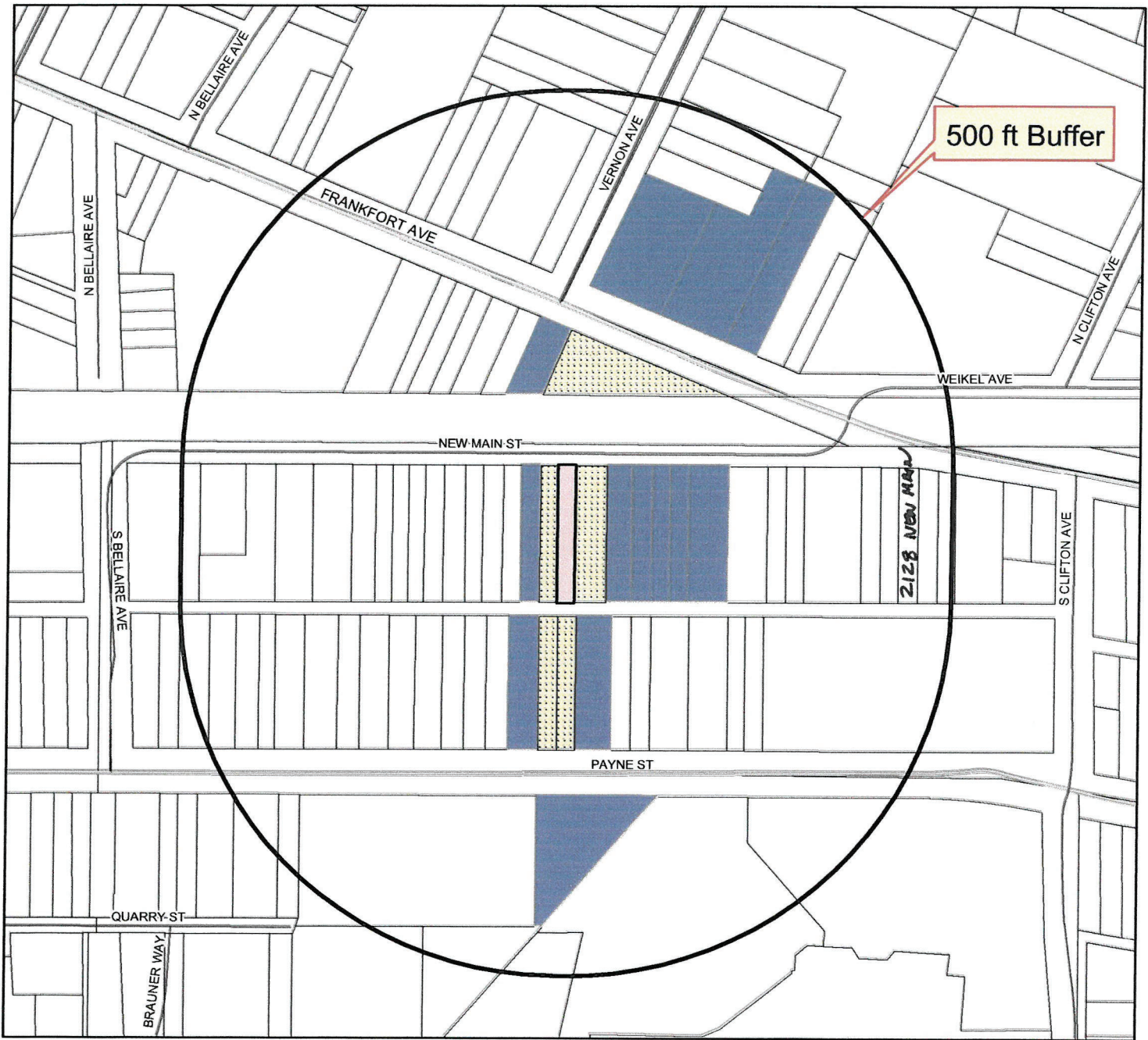
Jonathan Gonzales
562-324-4093

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23-CUP-0030







KRS 100.237

(6) When an application is made for a conditional use permit for land located within or abutting any residential zoning district, written notice shall be given at least fourteen (14) days in advance of the public hearing on the application to the applicant, administrative official, the mayor and city clerk of any city of the fifth or sixth class so affected within any county containing a city of the first class or a consolidated local government, an owner of every parcel of property adjoining the property to which the application applies, and such other persons as the local zoning ordinance, regulations, or board of adjustment bylaws shall direct. Written notice shall be by first-class mail with certification by the board's secretary or other officer that the notice was mailed. It shall be the duty of the applicant to furnish to the board the name and address of an owner of each parcel of property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.

(7) When any property within the required notification area for a public hearing upon a conditional use permit application is located within an adjoining city, county, or planning unit, notice of the hearing shall be given at least fourteen (14) days in advance of the hearing, by first-class mail to certain public officials, as follows:

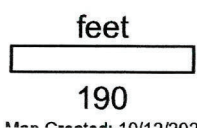
- (a) If the adjoining property is part of a planning unit, notice shall be given to that unit's planning commission; or
- (b) If the adjoining property is not part of a planning unit, notice shall be given to the mayor of the city in which the property is located or, if the property is in an unincorporated area, notice shall be given to the judge/executive of the county in which the property is located.

Legend

-  Subject Site
-  Buffer
-  1st Tier APs
-  2nd Tier APs



Notice Map
Case: 22-CUPPA-0283



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23-CUP-0030

2106 New Main St - Mailing List

Mailing label generated for all owners and occupants highlighted below

Tier	Parcel ID	Property Address	Occupant	Owner	Owner Address	Commercial
1st	069H00590000	2106 Frankfort Ave	Veranese Restaurant	Varanese Properties LLC	2106 FRANKFORT AVE LOUISVILLE KY 40206	Yes
1st	070F00170000	2108 New Main St	Cory Mullins	KLEIN KATHRYN OLIVIA	524 IOLA RD LOUISVILLE KY 40207	No
1st	070F00150000	2104 New Main St	HARDWICK MARK EMBRY	HARDWICK MARK EMBRY	2104 NEW MAIN ST LOUISVILLE KY 40206	No
1st	070F00430000	2031 Payne St	WARD PATRICK EUGENE	WARD PATRICK EUGENE	2031 PAYNE ST LOUISVILLE KY 40206	No
1st	070F00440000	2029 Payne St	STRAND ANIKA MARIE	STRAND ANIKA MARIE	2029 PAYNE ST LOUISVILLE KY 40206	No
2nd	069G00770000	2101 Frankfort Ave	The Manhattan Project	Frankfort 2101 LLC	3622 APEX GARDENS DR LOUISVILLE KY 40241	Yes
2nd	069G00070000	2109 Frankfort Ave	J. Gumbo's	Podgursky Salmon Estate Of	21 BEACH PL MAPLEWOOD NJ 07040	Yes
2nd	069G00070000	2115 Frankfort Ave	Frankfort Avenue Liquors & Wine	Podgursky Salmon Estate Of	21 BEACH PL MAPLEWOOD NJ 07040	Yes
2nd	069G00060000	2117 Frankfort Ave	Chris Rapp Frames	Rapp Enterprises of Lou	2117 FRANKFORT AVE LOUISVILLE KY 40206	Yes
2nd	069H00580000	2050 Frankfort Ave	Divinity Fine Catering	Divinity Catering LTD	2050 FRANKFORT AVE LOUISVILLE KY 40206	Yes
2nd	069H00580000	2052 Frankfort Ave	Divinity Fine Catering	Divinity Catering LTD	2050 FRANKFORT AVE LOUISVILLE KY 40206	Yes
2nd	069H00580000	2054 Frankfort Ave	Divinity Fine Catering	Divinity Catering LTD	2050 FRANKFORT AVE LOUISVILLE KY 40206	Yes
2nd	070F01100000	2102 New Main St	MCCANLESS EMILY ANNE	MCCANLESS EMILY ANNE	2102 NEW MAIN ST LOUISVILLE KY 40206	No
2nd	070F00180000	2112 New Main St	CESLER JAMES W	CESLER JAMES W	2112 NEW MAIN ST LOUISVILLE KY 40206	No
2nd	070F00190000	2114 New Main St	BILLINGSLEY MICHAEL O	BILLINGSLEY MICHAEL O	2114 NEW MAIN ST LOUISVILLE KY 40206	No
2nd	070F00200000	2116 New Main St	WILLIAMS ALLISON E	WILLIAMS ALLISON E	2116 NEW MAIN ST LOUISVILLE KY 40206	No
2nd	070F00210000	2118 New Main St	JOHNSON CONSTANCE M	JOHNSON CONSTANCE M	2118 NEW MAIN ST LOUISVILLE KY 40206	No
2nd	070F00220000	2120 New Main St	BIELANSKI MATTHEW J	BIELANSKI MATTHEW J	2120 NEW MAIN ST LOUISVILLE KY 40206	No
2nd	070F00450000	2025 Payne St	ELMORE MARY FRANCIS	ELMORE MARY FRANCIS	2025 PAYNE ST LOUISVILLE KY 40206	No
2nd	070F00420000	2033 Payne St	SCHINDLER JOHN MARTIN	SCHINDLER JOHN MARTIN	2033 PAYNE ST LOUISVILLE KY 40206	No
2nd	070B00790000	2004 Payne St	Nazareth Home	NAZARETH HOME INC	2000 NEWBURG RD LOUISVILLE KY 40205	Yes

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72-010-002A

Pollock, Heather

From: Jon <jongonzales99@gmail.com>
Sent: Thursday, January 19, 2023 12:53 PM
To: Pollock, Heather
Subject: Re: Short Term Rental Conditional Use Permit for 2106 New Main St. 22-CUPPA-0283

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

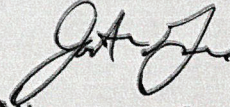
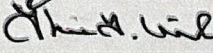
Hi Heather,

Just a quick recap of the neighborhood meeting - No one on my mailing list showed up. I did have one person not on the mailing list stop by. She saw the meeting notice on the district 9 newsletter sent out the week prior by Councilman Andrew Owen. I explained to her what my plans are regarding short and long term rentals, explained the upgrades I've made to the house, gave her a tour and asked if she had any concerns with an Airbnb in the neighborhood. She didn't have any concerns. Before she left we exchanged contact information in case she ever needs to get a hold of me. Attached is a copy of the sign in sheet.

I'll take a look at the application later today and let you know or I have any question.

Thanks!

NEIGHBORHOOD MEETING SIGN-IN

- 1.) JONATHAN GONZALES  1-18-23
- 2.) Theresa Voil  1-18-23

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