

Neighborhood Meeting Summary

A neighborhood meeting was held on Wednesday, March 11, 2026 beginning at 6:00 p.m. at the Beechmont Community Center located at 205 W. Wellington Avenue, Louisville, Kentucky 40214. Those in attendance included the applicant's representatives, Nick Pregliasco, attorney with Bardenwerper, Talbott & Roberts, and the applicant Jason Nelson.

Mr. Pregliasco started off the meeting with a presentation describing the short-term rental conditional use permit request. He provided the contact information for the case manager Tyler Pobiedzinski and explained how to contact him in case they have any issues or concerns or would like a status update. Mr. Pregliasco then explained the CUP process from the pre-application, to neighborhood meeting, the official filing and the ultimate hearing in front of the Board of Zoning Adjustment. He explained the difference in a long term rental and a short term rental and the need for a CUP. He then showed a LOJIC image of the property and its relation to Southern Parkway and the adjacent Hill Top Court. He showed an aerial image as well for context. Next, he showed the 600-foot map and how the building to building measurement was more than 600 feet, but using the map a portion of the property was within 600 feet. He also explained the requested relief and the stated conditions in the CUP regulations that would permit the relief and how this request falls within one of the stated potential exceptions, being part of the property is within the 600-foot distance map and part is not within the 600-foot map.

He then opened up the floor to questions from those in attendance. A neighbor asked about the recent removal of the trees from the property. Mr. Pregliasco explained that the trees were dead, and the applicant had received a notice from Louisville Metro that the dead trees had to be removed or face a fine. The applicant paid thousands of dollars to have them removed.

Neighbors voiced concerns over the requested relief from the 600-foot rule. Mr. Pregliasco explained that from building to building the existing short-term rental and the proposed short-term rental are more than 600 feet from each other. However, due to the means of measurement for the mapping, the applicant will request relief from the requirement being one of the stated situations where relief can be granted and the basis therefore. Mr. Pregliasco explained the history of the short-term rental CUP from the original adoption, the amendment to add the 600-foot rule, and the recent amendment to the regulation.

Neighbors voiced concerns over having a short-term rental adjacent to a walking court like this property is located. Mr. Pregliasco explained that staying in unique areas with walking

courts is one of the attractive items for a short-term rental in the location. The neighbor behind the property had concerns living in close proximity to a potential short-term rental.

Neighbors had concerns about the property not being taken care of if approved. Mr. Pregliasco explained that with long term rentals, the landlord often fixes up the property and then rents it out for a year or so and doesn't do work on the property unless needed. In a short-term rental situation, because the owner is always trying to lease the property, it must be kept in great shape to rent and to get good reviews. As a result, short-term rentals tend to be taken care of better than long term rentals.

The meeting ended with Mr. Pregliasco explaining that the presentation would be sent to those in attendance which occurred the following day.

