



DATE: September 11, 2022

TO: Jay Lockett, Planner II, jay.lockett@louisvilleky.gov  
Zach Fry, Appel Real Estate LLC, fryzach@gmail.com  
Christopher Seckman, christopherseckman@gmail.com

FROM: Mike O'Leary, President, Clifton Community Council

SUBJ: 22-ZONE-0084. 1745 & 1747 FRANKFORT AVE  
Change in zoning from **R-5B** to **CR**

The Clifton Community Council supports the rezoning from R5B to CR for the properties at 1745 and 1747 Frankfort Ave.


We have spoken with owner Christopher Seckman, and he intends to lease 1745 Frankfort to a small business owner operating an antique store, art studio, clothing store, florist, professional office, or any other business listed under CR. Mr. Seckman currently posts his home at 1745 Frankfort as a short term rental on AirBnB.

Appel Real Estate LLC, Zach Fry, owner, will be locating his real estate brokerage offices to 1747 Frankfort. Mr. Fry may also have a one bedroom unit in the rear for long term rent or short term rental.

1745 and 1747 Frankfort are located in the block between William and Pope St. on the north side of the street. 'The James on Frankfort' apartments (former James Lees Presbyterian Church) are located at 1741 Frankfort (CR). Alexa Properties owns 1749 Frankfort to the right and leases to Ky Select Properties (C1). 1726, 1728, 1730, 1732, 1734, 1736, and 1738 Frankfort are all zoned CR.

Please include this letter of support in the case file, and please share with the Planning Commissioners when the case is heard by the Planning Commission.

Best regards,

  
Michael O'Leary, President  
michael.oleary@twc.com  
502-744-3144

c: Bill Hollander, Metro District 9 Councilperson



DATE: June 15, 2022

TO: Jay Lockett, Planning Commission, Planner II, jay.lockett@louisvilleky.gov  
Applicant: Zach Fry, 5022910587, fryzach@gmail.com

FROM: Mike O'Leary, President, Clifton Community Council

SUBJ: 22-ZONE-0084. 1745 FRANKFORT AVE.  
A change in zoning from R-5B to CR.  
1745 to be used as Chris Seckman's primary residence and as short term rental

The Clifton Community Council will not support the rezoning from R5B to CR for 1745 Frankfort Ave.

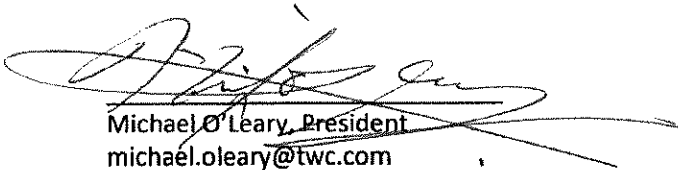
In fact per LDC 4.3.23, no rezoning is needed for Mr. Christopher Seckman to live in this property as a primary residence and utilize it as a short term rental as stated in the application filed on 6/13/22.

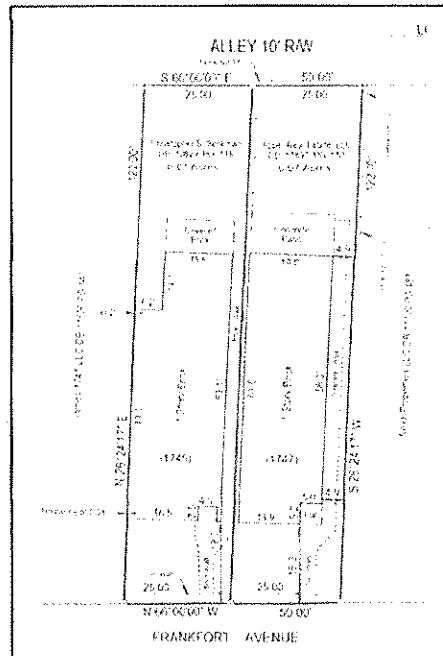
**4.3.23 Short Term Rentals**

In a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district, a short term rental of dwelling unit that is the primary residence of the host is permitted by the Planning Director with special standards set forth in this section.

**If the STR rental is YOUR PRIMARY RESIDENCE and your property is zoned RESIDENTIAL:**

**You are allowed to operate a STR with only an annual registration approved administratively**

  
Michael O'Leary, President  
michael.oleary@twc.com  
502-744-3144



<https://louisvilleky.gov/government/planning-design/short-term-rental-information>

**A few things to know:**

- **All short term rental hosts must annually register each of their rentals** with Louisville Metro's Office of Planning & Design Services. The annual registration fee is \$100.
- **All hosts must also register with the Louisville Metro Revenue Commission** to pay the Bed Tax and Occupational Tax
- **Short term rentals regulations do not supersede lease agreements, homeowner's association bylaws, covenants, deed restrictions, or any other agreement, law or regulation** that prohibits subletting or use of your dwelling as a short term rental.
- **Failure to register a short term rental is equivalent to operating without a permit and will result in enforcement action.** A first offense results in a \$125 fine, a second offense results in a \$250 fine, a third offense results in a \$500 fine, and any additional offense results in a \$1,000 fine. Each day may be considered a separate offense.
- **Advertising a short term rental that is not registered is prohibited.** Unlawfully advertising a short term rental without a registration can result in a notice of violation for a first offense and a \$125 fine for every additional day that the short term rental remains advertised.



DATE: March 17, 2022

TO: Jay Lockett, Planning Commission

FROM: Mike O'Leary, President, Clifton Community Council


SUBJ: 22-ZONEPA-0031. 1747 FRANKFORT AVE. Pre-application  
A request to change the zoning from **R-5B** to **OR-1** on 0.07 acres for 1 residential unit and the remaining square footage to be office space

The Clifton Community Council will not support the rezoning from R5B to OR1 but will support a rezoning request from R5B to CN.

This has been our long-standing policy, as shown in our record below.

- 2018 18ZONE1039, 1860-1864 Frankfort Ave
- 2015 15ZONE1049, 1741 Frankfort Ave.
- 2007 9445-PLN, 1938 Frankfort Ave.

We look forward to hearing from the applicant to schedule a neighborhood meeting, so we can discuss this rezoning request further.

  
 Michael O'Leary, President  
 michael.oleary@twc.com  
 502-744-3144

CC:  
22-ZONE-0031 ADREN REAL ESTATE LLC

JUN 13 2022

22-ZONE-0084