



November 28, 2018

Letter of Intent: 1132 Cherokee Road, Louisville, KY 40204 – (18CUP1154)

Dear Neighbor,

Fred Dolt and Dolt Capital is submitting this Letter of Intent.

We are seeking a conditional user permit (CUP) from the City of Louisville to use this property for short-term and vacation rentals. We will be holding a neighborhood meeting at the property to allow for questions about the use or management of the property. The meeting will be held at 1132 Cherokee Road, Louisville, KY 40204 on Wednesday, December 12, 2018 at 6:00 PM.

If you cannot make the meeting and have questions about short-term rentals or the property use, please e-mail: freddolt@mac.com

Sincerely,

A handwritten signature in black ink, appearing to read "Fred Dolt".

Fred Dolt
General Partner, Dolt Capital

Neighborhood Meeting

Wednesday, December 12, 2018 | 6 - 7 PM
1132 Cherokee Rd

Parking:

- 5 off-street parking spaces: three garage, and 2 uncovered
- Credited 3 on-street parking spaces based on property width

Security:

- Installing wood fence to secure perimeter and 2 secure pedestrian gates for backyard and rear parking access (18COA1312 approved 12/11/18)
- 5 exterior security cameras with plans to add additional
- Installing NoiseAware to prevent noise pollution

Privacy:

- Planting tall growing foliage between our property and 1128 Cherokee Rd early Spring
- Submitting plan to city for a COA to install physical barriers on the porches between our property and 1128 Cherokee Rd. Planned installation: Spring 2019.

Management:

- This property will be professional managed by Key Source Properties
- A 24/7 guest assistance number is available for guests to contact with issues
- Neighbors will be provided with contact information
- Key Source has a proven track record of success with short-term rentals

House Rules:

- Guests will be required to follow all house rules
- Quiet time begins at 10 PM nightly.
- No guest parties or events, including bachelor and bachelorette parties.
- Good Neighbor Policy. We are good neighbors first and good hosts second. Our guests are expected to act exactly as locals do. We will not tolerate poor behavior.

Investment:

- Dolt Capital is investing significant capital on property and land improvements
- To date, the after-purchase investment exceeds \$250,000: new electrical, plumbing, custom cabinets, refinished floors, exterior lighting, concrete,
- Historic tax credits have been awarded to this project

Location:

- We believe this property is well suited for short-term rentals
- It is located among R7, multi-family zoning and backs up to high-density commercial
- We are on the outside perimeter of a desirable residential neighborhood, with no penetration into the neighborhood core

RECEIVED
DEC 13 2018
DESIGN SERVICES

18CWP1154

Conditional Use Permit (CUP) Neighborhood Meeting

Guest Sign In Sheet

1132 Cherokee Rd. | December 12, 2018

Name	Address	E-mail
Troy Burden	1128 Cherokee #2	tburden@hcm.com
BRENT COETZEEFINGER	1128 CHEROKEE RD #1	
JOHN GRAY	1128 Cherokee #1	jdgray@iclan.com

RECEIVED
DEC 13 2018
DESIGN SERVICES

18CUP0154



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: Jonathan Klunk, Key Source Properties
Thru: Cynthia Elmore, Historic Preservation Officer
From: Savannah Darr, Planning & Design Coordinator
Date: December 11, 2018

BG

Case No: 18COA1312
Classification: Staff Review

GENERAL INFORMATION

Property Address: 1132 Cherokee Road

Applicant: Jonathan Klunk
Key Source Properties
3826 Bardstown Road
Louisville, KY 40218
502-410-8181
jonathan@keysourceproperties.com

Owner: Fred Dolt
Dolt Capital
4169 Westport Road, Ste. 200
Louisville, KY 40207
502-419-7738
freddolt@mac.com

Contractor: Metro Fence and Wholesale
4521 Bishop Lane
Louisville, KY 40218
502-458-8701

Estimated Project Cost: \$5,918

Description of proposed exterior alteration:

The applicant seeks approval to install 6' tall wood privacy fencing along the side property lines and in the rear yard to enclose the yard area. The fencing will be constructed horizontally rather than typical vertical privacy fencing. Four metal and wood gates will be installed as well—one on either side of the house and two in the rear yard.

Communications with Applicant, Completion of Application

The application was received on December 6, 2018 and considered complete and requiring staff level review on December 10, 2018.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Site**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The house is located on the southwest side of Cherokee Road, one lot northwest of the intersection of Cherokee Road and Patterson Avenue. The property is zoned R5B within a Traditional Neighborhood Form District. The two-and-a-half-story masonry Victorian-era building has a later front porch addition that obscures the architectural style. The building is surrounded by multi-family buildings, Victorian-era single family homes, and Highland United Methodist Church.

Conclusions

The proposed work generally meets the Cherokee Triangle design guidelines for **Site**. The proposed fencing is appropriate for the site and similar to others in the District. Constructed of wood, the fencing will be 6' tall and enclose the rear yard. The proposed slide bolt on the side of the house shall not be installed in the brick. It shall be installed in the mortar joint. Furthermore, the fencing shall be set back at least two feet from the front façade of the building. This setback does not include the porch.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved with the following conditions**:

1. **The proposed slide bolt on the side of the house shall not be installed in the brick. It shall be installed in the mortar joint.**
2. **The fencing and gates shall set back at least two feet from the front façade of the building. This setback does not include the porch.**
3. **The finished side of the fence shall face out, away from the property.**
4. **All wood elements shall be opaque stained or painted within 6 months of construction.**
5. **If the design or materials change, the applicant shall contact staff for review and approval.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.


Savannah Darr
Planning & Design Coordinator

12/11/18
Date

SITE

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	The proposed fencing is appropriate for the site and similar to others in the District.
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	NA	
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	NA	

ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	+	See conditions of approval
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	+	See conditions of approval
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NA	
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	NA	

ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	