



OFFICE OF PLANNING
LOUISVILLE, KENTUCKY

CRAIG GREENBERG
MAYOR

BRIAN DAVIS, AICP
DIRECTOR

April 24, 2026

MOSES JUDY
11119 120TH ST
SOUTH OZONE PARK, NY 11420-1336

Re: Conditional Use Permit – Case #25-CUP-0157
3126 Virginia Ave, Louisville KY

You are listed as the property owner of 3126 Virginia Ave, which is subject to an approved Conditional Use Permit (CUP) for a short term rental.

Please be advised a hearing has been scheduled on **May 18, 2026** for the Board of Zoning Adjustment to consider the revocation of this Conditional Use Permit. This hearing will take place during the Board's public meeting, held in the Old Jail Auditorium located at 514 West Liberty Street, Louisville KY 40202. The meeting starts at 1:00 PM and items are called in order based on their place on the agenda.

The hearing is being initiated pursuant to Kentucky Revised Statutes Section 100.237 and Louisville Metro Land Development Code Section 11.5A.6. The Board retains the power to revoke Conditional Use Permits for noncompliance with listed requirements or attached conditions.

The subject Conditional Use Permit was approved on October 20, 2025 with the following listed requirements, as provided for in the minutes of the meeting documenting the approval:

K. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental pursuant to the Louisville Metro Code of Ordinances. If the short term rental is not registered within thirty (30) days of the issuance of the conditional use permit, the permit shall become null and void. In order to commence short term rentals, a new conditional use permit must be granted if required by this Land Development Code

L. An active registration of the short term rental, as required by the Louisville Metro Code of Ordinances, shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for thirty (30) days, or in the event of a change of ownership and/or host, a new registration is not issued within thirty (30) days from the date of the change, the conditional use permit shall become null and void. In order to recommence short term rentals, a new conditional use permit must be granted if required by this Land Development Code and such conditional permit must satisfy the applicable requirements for a conditional use permit in effect at the time the new application for a conditional use permit is filed.



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In addition, the following condition of approval was applied by the Board:

2. Prior to commencement of any short term rental on the subject property, the owner shall register the short term rental pursuant to the Louisville Metro Code of Ordinances. If the short term rental is not registered within thirty (30) days of the issuance of the conditional use permit, the permit shall become null and void.

At this hearing, the Conditional Use Permit may be revoked if the Board finds that there was a failure in meeting any listed requirement or condition of approval. According to the Office of Planning's records, an application for the required annual registration was not filed within 30 days of October 20, 2025.

While your attendance is encouraged, it is not required by the Kentucky Revised Statutes or the Louisville Metro Land Development Code for the Board to act. If you attend, you will be afforded the opportunity to address the Board and contest any findings or testimony. All testimony provided to the Board will be under oath.

Staff may consider an alternative hearing date if requested. Please contact us as soon as possible if you are interested in a new date.

Sincerely,

Joseph Haberman, Planning Manager
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-6230