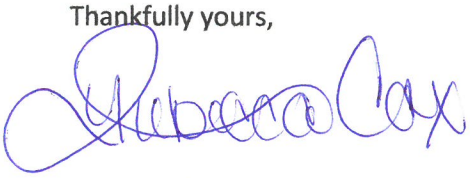
9/3/19

To Whom It May Concern,

My husband, Paul Cox, and I are planning to operate 4513 Southern Parkway, which is located next door to our primary residence, as a short-term rental property. We are experienced in the short-term/nightly rental business as we own 3 vacation rental homes in South Florida. Paul has a degree/background in accounting and my degree/background in civil engineering. Together we own a variety of businesses.

The duplex located at 4513 Southern Parkway is made up of 2 dwelling units. One is located on the first floor and the second unit located on the second floor. Each dwelling unit has 2 bedrooms and 2 bathrooms. Each dwelling unit will be rented separately.

Thankfully yours,



Rebecca Cox

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June 4th, 2019

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 21st District.

Paul and Rebecca Cox plan to submit a development proposal to request a Conditional Use Permit for 4513 Southern Parkway, Louisville, KY 40214.

Mr. and Mrs. Cox would like to legally operate as a non-owner occupied short term rental. This will give the owners the ability to run 4513 Southern Parkway, Louisville, KY 40214 as an Airbnb.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give the opportunity to review the proposed plan and discuss the proposal with the developers and his/her representative. This meeting will be held in additional to the established public meeting procedures of the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

June 26, 2019 at 6:30 p.m.
4513 Southern Parkway, Louisville, KY 40214

At this meeting, Mr. and Mrs. Paul Cox will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

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Crumbie, Jon

From: Paul Cox <paul@coxven.com>
Sent: Thursday, June 27, 2019 4:54 PM
To: Crumbie, Jon
Cc: rebecca@coxven.com
Subject: 4513 Southern Parkway case# 19CUP1104

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

Neighborhood meeting summary:

The meeting was held at 6:30 pm at 4513 Southern Parkway. Neighbors were very supportive of the project and happy to know that the owners were the next door neighbors to the proposed "short term rental". Only 4 neighbors were present. Below are the questions asked and the answers provided by the owners (Paul and Rebecca Cox).

1. Were will quest park?

There is ample off street parking in the rear of the house to support up to 8 cars as well as on street parking and overflow parking out front if needed. But quest will be instructed to park in the rear out of sight behind a gated drive way.

2. What will be the total occupancy of the duplex?

Each unit of the duplex is two bedrooms with a maximum occupancy of 6. With two units the overall maximum occupancy will be 12. The duplex will be marketed as two 2 bedroom units for 4 quest per unit. We will not be typically be advertising for 6 per unit.

3. Will you be promoting local neighborhood businesses?

It is our intention to provide quest with a local guide binder that will promote neighborhood restaurants and other businesses.

The quest were able to tour the house and look a renderings of what the finished product would look like. Estimated completion is set for 8/31/19. In general the neighbors were excited about the project and pleased that a fellow neighbor would be operating the duplex.

Sent from my iPad

ng Attendance Sheet

~~Zoning Neighborhood Meeting~~

Name	Street Address	Zip	Phone	Email
Mitch & Bernetta Trainor	4509 Southern Parkway	40214	502 744 6817	Trainor4509@gmail.com
Debby Brown (Danny)	4515 Southern Pkwy	40214	502 817 5562	debby.brownatwc.com
Ricky George	4517 Southern Pkwy	40214	502-298-8473	rglane@link-electric.com
Carolee Allen	4531 So Pkwy	40214	502-409-3232	cleeallen76@gmail.com

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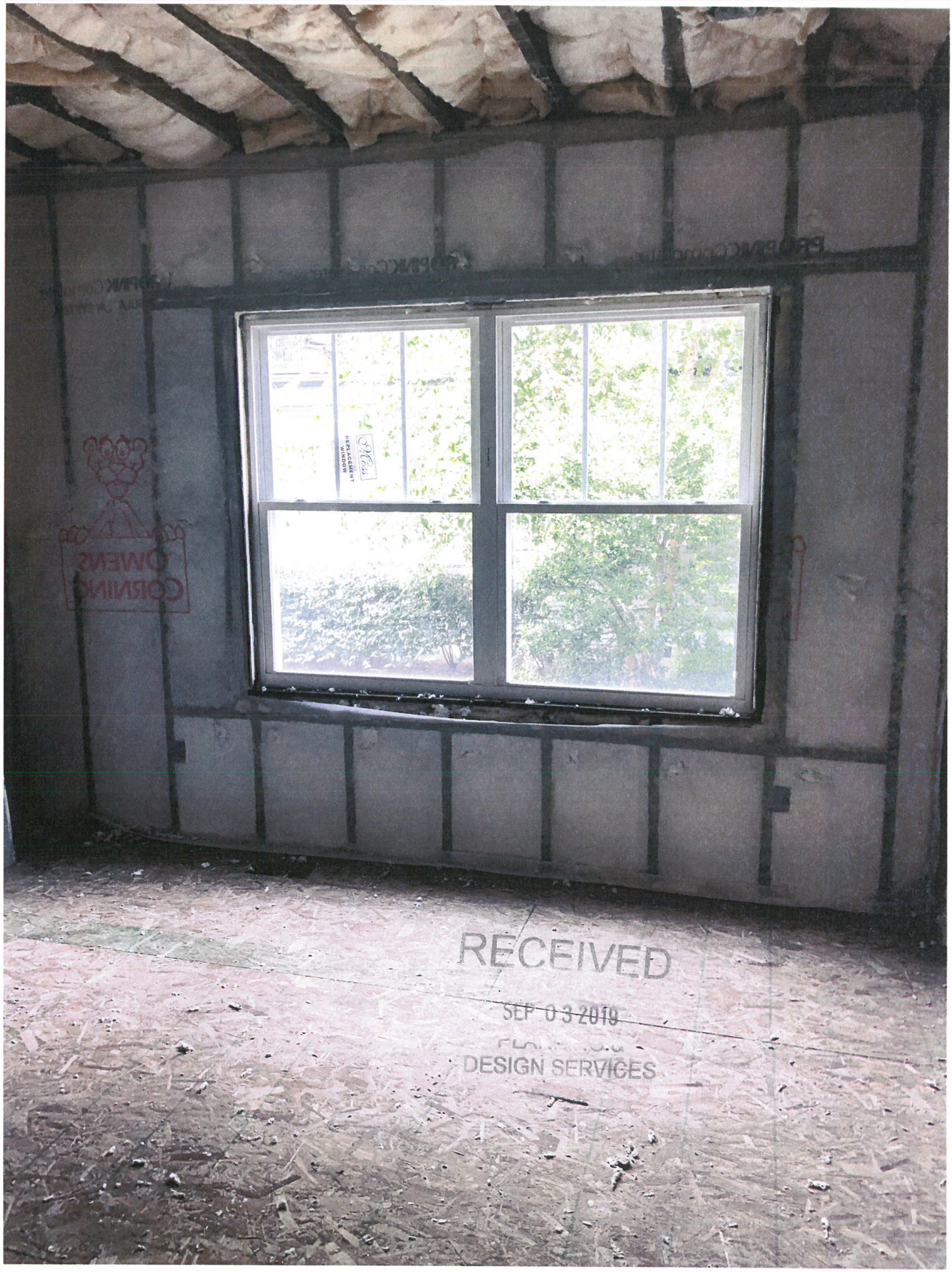
G:\Planning\Planning Resources\How to

1st FLoor Bedroom #1



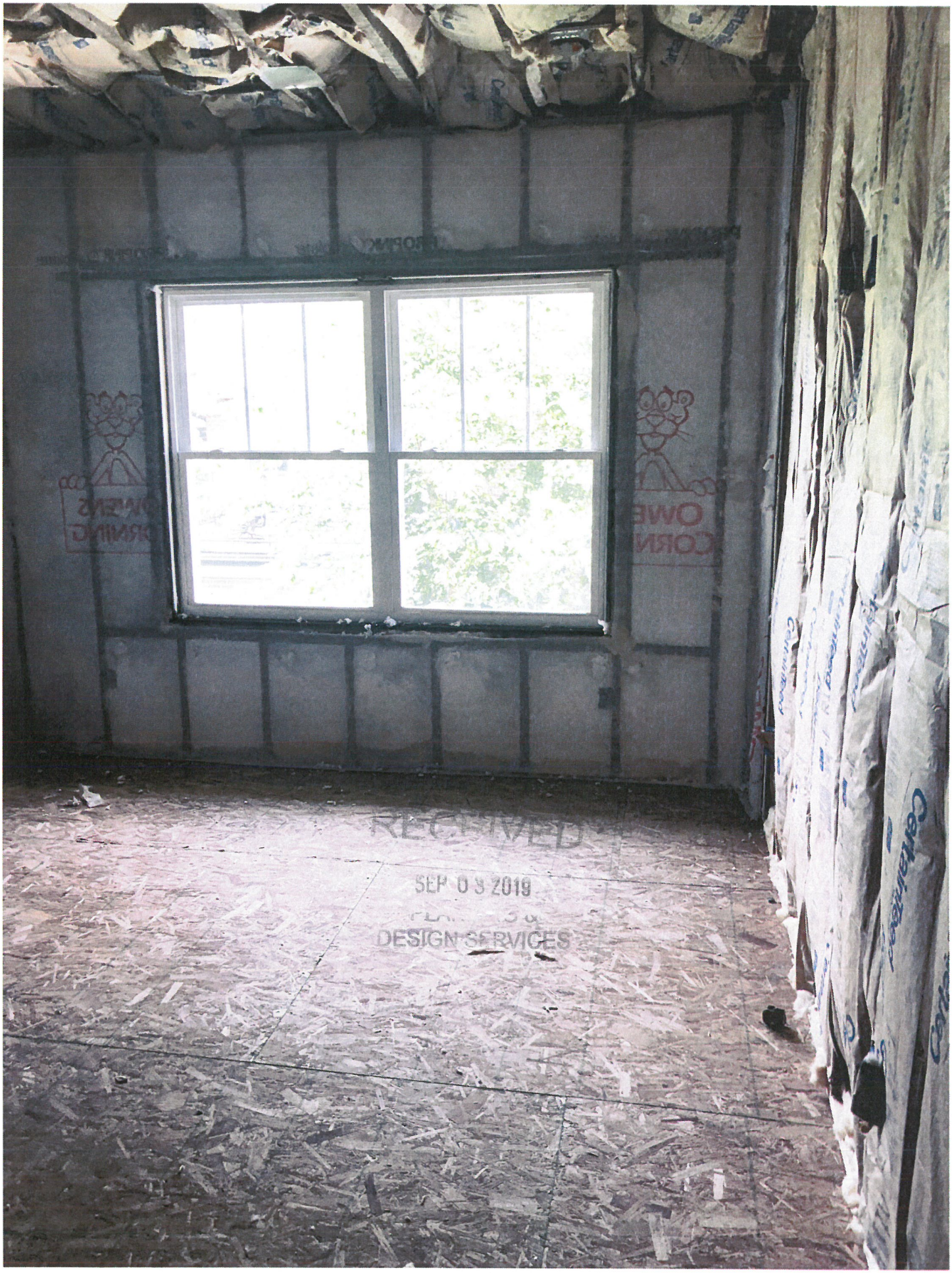
1st Floor Bedroom #1

1st Floor Bedroom #1

Book# 1st Floor Bedroom #2

1st Floor Bedroom #2

1st Floor Bedroom #2



2nd Floor Bedroom #1

2nd Floor Bedroom #1

2nd Floor Bedroom #2

2nd Floor Bedroom #2

2nd Floor Bedroom #2