

To Whom It May Concern,

A Conditional Use Permit to use 3006 Somber Way, Louisville KY 40220 as a short term rental was filed with the department of Louisville Metro Planning and Design Services on 10/31/22.

Summary: This home is planned to be used as a short term rental

ADDRESS: 3006 Somber Way

CASE #: 22-CUPPA-0334

PDS CASE MANAGER: Heather Pollock

PDS CASE CONTACT PHONE: 502-574-8695

PDS CASE CONTACT EMAIL: Heather.Pollock@louisvilleky.gov

ZONING: R5

COUNCIL DISTRICT: 26

To view documents related to this proposal, please visit:

<https://louisvilleky.gov/government/planning-design> and click on 'Search Case Information.'

There will be an in-person meeting at the Bon Air Public library 2816 Del Rio Place, Louisville KY 40220 to discuss the proposal and answer any questions on 12/27/22 at 6:00pm.

Please feel free to contact me directly at any point prior to that with any questions or concerns.

If you would like to view the case file, please contact Louisville Metro Planning & Design Services at: Metro Development Center 444 S. Fifth Street, 3rd Floor Louisville, Kentucky 40202 502-574- 6230

APPLICANT CONTACT INFO

Michael Kimble 502-208-8695

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3006 Somber Way CUP

Adjoining Properties / Recipients of Required Notices

1st tier

- 1 3004 Somber Way: TRUE ZIMMER C JR
- 2 3005 Somber Way: JANES RICHARD L JR
- 3 3007 Somber Way: PARKER AMY JOANN
- 4 3008 Somber Way: ROTH SANDRA F
- 5 3009 Somber Way: ROWENA F ADAMS FAMILY RESIDENCE TRUS
- 6 3011 Somber Way: DOLEMAN KAYLA RENEE
- 7 3502 Johnston Way: WARREN THOMAS EDW JR & DOLORES ANN
- 8 3503 Johnston Way: OCONNELL MARY E & JOHN T

2nd tier

- 1 3002 Somber Way: CURRENT RESIDENT
Owner: HALL DEBRA A: 2906 WALLINGFORD CT LOUISVILLE KY 40218
- 2 3003 Somber Way: SPILLMAN LESLIE L
- 3 3010 Somber Way: WEATHERS STEPHANIE
- 4 3013 Somber Way: CURRENT RESIDENT
Owner: WEATHERS STEPHANIE: 440 BAXTER AVE LOUISVILLE KY 40204
- 5 3015 Somber Way: ALLGEIER LINDA N & MARK
- 6 3016 Boaires Ln: MATTINGLY MEGHANN L
- 7 3018 Boaires Ln: BARTON PAMELA J
- 8 3020 Boaires Ln: BOYD SUSAN L
- 9 3022 Boaires Ln: HINES KAREN LYNN
- 10 3024 Boaires Ln: REMBOLD IRREVOCABLE TRUST THE
- 11 3504 Johnston Way: MATTINGLY JOSEPH J & PATRICIA
- 12 3505 Johnston Way: WINGER DEVAN ALEXANDER
- 13 3216 Radiance Rd: PANTESS JAMIE K
- 14 3218 Radiance Rd: COHEN ALLISON H

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Name	Street Address	Phone#	Email
Michael Kimble	3006 Sombra Way	270-734-1605	mkimble520@gmail.com
Ashley Kimble	3006 Sombra Way	802-349-5884	mkimble520@gmail.com
Tim Warner	3502 Johnson Way		

start time: 5:58pm
 meeting time: 6:00pm
 end time: 6:33pm

3006 Sombra Way CUP
 12/27/2022 Neighborhood Meeting Sign In

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Neighborhood Meeting Notes: 3006 Somber Way CUP

Location: Bon Air Library (2816 Del Rio Pl, Louisville, KY 40220)

Date: December 27, 2022

Start time: 6:00pm; **End time:** 6:30pm

Owners: Michael and Ashley Kimble

Attendance: 3- Michael Kimble, Ashley Kimble, Tim Warren (3502 Johnston Way)

Background information:

- Owner's home was operated as an owner-occupied short-term rental property from May 5, 2022-Sept 25, 2022 (registration number LIC-STL-22-00259 issued April 11, 2022). Owners cleaned the home themselves between guests, cared for the exterior of property (mowing, lawn care, trash removal), and frequently asked neighbors how things were going from their perspective.

Summary of concern raised at neighborhood meeting:

- Neighbor (Tim Warren) had a complaint about one situation where guests were loud and disrupted the neighbor's sleep. Neighbor stated he saw 50 people at the liquor barn for a festival and he believed these people stayed at the Owner's home that night and partied until 2:00am and caused neighbors to stay awake (Owners do not believe that this many people stayed at our property that night or that the guests exceeded the occupancy limit for the property). Neighbor stated he knows people (has two family members who are lawyers) and will make sure this home doesn't become a short term rental. Neighbor stated he was not threatening but was just explaining he had options. Neighbor recorded the meeting, later informed Owners of recording, and later Neighbor had his phone on table to continue recording the meeting. Neighbor said he didn't care what Owners did with the property but his mother (whom also owns the home and lives at the property address) had problems. When asked why Neighbor did not voice concern to Owners, Neighbor stated his mother didn't think it was a big deal with the one occurrence and did not understand that owners had registered the house as a short term rental. Neighbor stated he doesn't call the cops with noise complaints. Owners responded to these concerns as detailed below.

Summary of response to concerns:

- Owners discussed the option to install a noise alert system (ie Noise Aware) to enforce quiet hours. Owners explained the future use of the home as short-term rental would include more cameras to provide better security and deter unwanted behaviors (loud parties, late evening noise complaints, etc). Owners explained target guests are not people who party; target guests are people visiting the area for events, vacations, and family reunions, especially guests with children. Further, Owners explained that Owners will continue to have strict rules against parties and loud noise and will not hesitate to enforce those rules in a timely manner.

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Owners intend to deter parties, loud noise, and problem guests with the following steps:

- Cater short term rental to families (offering playpen, high chair, toy boxes, and kids games).
- Require guests agree to house rules that include quiet hours and ban on parties as a condition of booking.
- Require that guests upload a photo and government-issued ID prior to booking.
- Post signage around home to increase awareness of quiet hours.
- Install cameras on the outside of the home near all doors to deter unwanted behaviors.

Owners intend to monitor, respond to, and mitigate the effect of guests who break our rules with the following steps:

- Install a privacy fence to further maintain appropriate and positive relationships with neighbors and give privacy to adjoining neighbors and short term rental guests.
- Install a noise monitoring system to alert Owners of any noise above a pre-set decibel level, which could indicate violation of rules against parties, loud noise, and quiet hours.
- Install cameras around the outside of the home (as noted above), which can be used to identify parties or other issues.
- If guests violate Owners' rules against parties, loud noise, and quiet hours, Owners will contact guests and ask them to comply with rules. If they fail to respond, Owners will contact Airbnb/VRBO and ask their incident team to attempt to contact the guest. If this fails, then Owners will work with the incident team to contact local police to address the issues and will evict the guests if necessary. Owners will then ban these guests from staying at the property again and leave them a negative review, which will deter other hosts from hosting these guests.
- Owners personally clean the property, perform maintenance, and take care of the lawn between each stay. This allows Owners to be aware of any potential issues and periodically check in with Neighbors regarding any concerns. Additionally, Neighbors have contact information for Owners and may contact Owners if any issues with guests arise.

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True Zimmer
3004 Sombra Way
Louisville KY 40220

Richard James Jr
3005 Sombra Way
Louisville KY 40220

Amy Parker
3007 Sombra Way
Louisville KY 40220

Sandra Roth
3008 Sombra Way
Louisville KY 40220

Adams Rowena
3009 Sombra Way
Louisville KY 40220

Kayla Doleman
3011 Sombra Way
Louisville KY 40220

Dolores Warren + Tim Warren
~~3011 Johnston Way~~
3011 Johnston Way
Louisville KY 40220

Mary O'Connell
3503 Johnston Way
Louisville KY 40220

Current Resident
3002 Sombra Way
Louisville KY 40220

Debra Hall
2906 Wallingford Ct
Louisville KY 40218

Leslie Spillman
3003 Sombra Way
Louisville KY 40220

Stephanie Weathers
3010 Sombra Way
Louisville KY 40220

Current Resident
3013 Sombra Way
Louisville KY 40220

Stephanie Weathers
440 Baxter Ave
Louisville KY 40204

Mark + Linda Allgeier
3015 Sombra Way
Louisville KY 40220

Meghan Mattingly
3016 Boaires Lane
Louisville KY 40220

Pamela Barton
3018 Boaires Lane
Louisville KY 40220

Susan Boyd
3020 Boaires Lane
Louisville KY 40220

Karen Hines
3022 Boaires Lane
Louisville KY 40220

Rembold Irerocable Thrust
3024 Boaires Lane
Louisville KY 40220

Joseph Mattingly
3504 Johnston Way
Louisville KY 40220

Devan Winger
3505 Johnston Way
Louisville KY 40220

Jamie Pantess
3216 Radiance Rd
Louisville KY 40220

Allison Cohen
3218 Radiance Rd
Louisville KY 40220

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