

Board of Zoning Adjustment

Staff Report

October 23, 2023



Case No:	LIC-STA-23-01421
Request:	Short Term Rental Residency Hearing
Project Name:	Host, Hunter Makk
Location:	1201 Hull St
Owner:	Eastland Properties LLC
Applicant:	N/A
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	Jude Mattingly, <i>Planner 1</i>

REQUEST

- The Director of Planning requested a residency hearing concerning a short-term rental registration application for a dwelling unit at 1201 Hull St. The Director has the ability to request such a hearing pursuant to Louisville Metro Land Development Code Section 4.3.23.

CASE SUMMARY / BACKGROUND

A short-term rental registration was issued by the Office of Planning & Design Services (PDS) on 10/20/22. The application identifies Hunter Temple Makk as the host. As part of the application, Mr. Makk provided documents supporting his residency at the address, including a copy of his driver's license and voter registration. A renewal of this registration has been submitted and assigned the case number LIC-STA-23-01421.

Following a review of the application, staff determined that a residency hearing is necessary due to questionable circumstances. Based upon the information in the application, in this staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the subject dwelling unit is the primary residence of Mr. Makk. Otherwise, a Conditional Use Permit (CUP) is required.

STAFF ANALYSIS / FINDINGS

The following sections of the LDC are applicable to this case.

- 4.3.23 Short Term Rentals, J.: In cases in which the required primary residency of a host is in question due to: a) conflicting documentation or information; b) inadequate documentation supporting a claim to primary residency; and/or c) questionable circumstances, the Planning Director may request that the Board of Zoning Adjustment review a pending application or approved registration and make a determination related to the residency of the host. The Board shall act following a public hearing. Public comment by the host and any interested party shall be permitted. During a residency hearing, in addition to considering the documentation provided in the application, the Board may consider the circumstances surrounding the application as well as testimony in determining if the host spends most of their time at the property.

- 1.2.2 Primary Residence (or Principal Residence): A primary residence is the main home of an individual. An individual has only one primary residence at a time. If an individual owns and lives in just one dwelling unit, then that dwelling unit is their primary residence. If an individual owns or lives in more than one dwelling unit, then the individual must apply a “facts and circumstances” test to determine which dwelling unit is their primary residence. While the most important factor is where the individual spends the most time, other factors are relevant as well. The more of these factors that are true of a home, the more likely that it is a primary residence. Factors included, but are not limited to, the address listed on an individual’s Kentucky-issued driver’s license or identification card, Voter Registration, federal and state tax returns, and/or vehicle registration.

Mr. Makk provided a Kentucky issued driver’s license and voter registration card in support of his residency for the initial short-term rental application which was submitted and approved on 10/20/2022.

Mr. Makk has provided a Kentucky issued driver’s license, voter registration, and vehicle registration for the pending short-term rental registration application, however current information and circumstances indicate that he may not have maintained primary residency and may reside at a different address.

The property is residentially zoned (R6). In the R6 district, short term rentals that are not occupied by a primary resident require a Conditional Use Permit.

The host’s residency came into question after a complaint was filed (ENF-ZON-22-001560) contesting Mr. Makk’s residency. In addition to providing the required documentation as evidence of residency, the dwelling unit must serve as the applicant’s “main home” where they spend “most” of their time. Although staff could not use observations by neighbors to conclusively determine how much time Mr. Makk spends at the property, if accepted as truthful, they support a conclusion that he does not reside at the property.

There is documentation suggesting that Mr. Makk recently resided elsewhere. Background check records from 10/20/23 show that he may live at a different address on Falmouth Drive in Louisville, KY (since as early as 4/12/12). The background search results are not attached to this report as the information may not be subject to public disclosure as part of this record.

The subject property is owned by Eastland Properties LLC, an LLC of which Mr. Makk is the registered agent. The Kentucky Secretary of State’s Business Entity Search lists Mr. Makk’s mailing address as 2904 Falmouth Drive. This is in line with background search results, Jefferson County PVA mailing records, and the 2022 Jefferson County Kentucky Tax Bill records.

A review of the Airbnb listing and its comments was conducted on 10/19/23. Mr. Makk is not mentioned in any review dating back as far as March of 2023. Mr. Makk is not listed as the host. The listing appears to be managed by Melissa Makk. Ms. Makk was indicated as the emergency contact on the initial registration. It does not appear that he is involved in the hosting of this short-term rental in any meaningful manner (at least bookings completed via Airbnb).

On Airbnb, the dwelling unit is listed as “someone’s home” however, guest comments and photos do not provide any indication that this is someone’s personal residence. Furthermore, the Airbnb listing appears to show the unit as widely available. As the definition requires that this dwelling be where the host spends the most time, allowing rentals without notable blackout periods makes it difficult to do so unless the dwelling is shared.

TIMELINE OF RELATED EVENTS

- 09/12/22: Kentucky State Driver’s License is issued to Hunter Temple Makk with 1201 Hull Street listed as the address with an expiration date of 04/21/2025.
- 10/20/22 Short term rental registration is issued under LIC-STL-22-0718
- 12/16/22: First complaint indicating that the host may not reside in the dwelling is received under ENF-ZON-22-001560
- 08/16/23: New Kentucky State Driver’s License is issued to Hunter Temple Makk with an expiration date of 03/06/2027
- 09/21/23: Vehicle registration is issued to Hunter Temple Makk
- 09/22/23: New short term rental registration application is received by the Office of Planning.

STAFF CONCLUSIONS

Neighbors have suggested that Mr. Makk may not currently reside in the dwelling unit on a primary basis. While Mr. Makk provided documentation supporting residency in past registration applications including the pending registration, complaints assert he may not spend most of his time at the residence.

Staff has been in contact with the property owner about this hearing. If he or a representative attends the meeting, staff will request clarification from the host on the following issues at the hearing: his residency status at the Falmouth Drive address; Recent issuance date on his current license; the amount of time he spends at the property; the frequency in which the dwelling is rented short term and if there are any blackout times; the amount of notice he is provided in advance for an upcoming guest stay; where he stays when the dwelling is rented short term; and the roles of the host and owner in the management of the short term rental. Mr. Makk does not need to be present in order for the Board to act.

STANDARD OF REVIEW

The Board must determine if the subject dwelling is the primary residence of the host, as defined in Section 1.2.2.

If the Board determines the host's residency meets Section 1.2.2, the registration can be renewed with Mr. Makk as host. The registration is only valid for one year and can be renewed again. The host must maintain primary residence at the address. Failure to do so may result in another residency hearing.

If the Board determines the host's residency does not meet Section 1.2.2, any registration renewal with Mr. Makk as host will be denied. While the Board would normally revoke a registration in this situation, in this particular case, the registration expired before the residency hearing. The new application will be denied. The host may re-apply for the registration at a later date after satisfying the deficiencies in the application. Another residency hearing will likely be required.

RELATED CASES

- LIC-STL-22-00718: Short Term Rental Registration (Hunter Makk – Host)
– Approved/Expired
- ENF-ZON-22-001560: Zoning Enforcement Case concerning the host's residency –
Open
- LIC-STA-23-01421: Short Term Rental Registration Application (Hunter Makk –
Host)
- Pending Residency Hearing.

INTERESTED PARTY COMMENTS

Other than enforcement complaints, staff has not received any interested party comments for the file about the residency hearing of the subject host as of the date of this report.

NOTIFICATION

Staff notified Hunter Makk via phone call on 10/20/2023

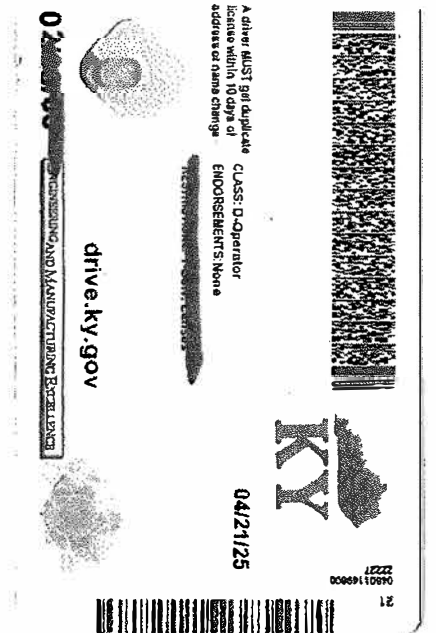
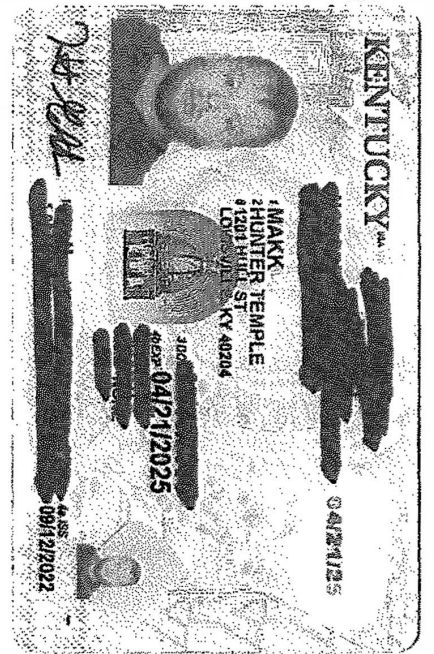
Staff notified Hunter Makk via email on 10/23/2023

ATTACHMENTS

#1: Driver's license and voter registration submitted with the previous application.

#2: Driver's license, voter registration, vehicle registration and pending application

#3: Airbnb listing, including reviews and photos.





Voter Registration Notice

Dear Voter:

Your application to register to vote has been received and accepted by your County Clerk:

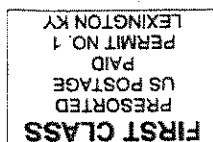
BOBBIE HOLSCLOW
1000 E. LIBERTY STREET
LOUISVILLE KY 40204
(502) 574-6100

For election information, please visit your County Clerk's website:

www.jeffersoncountyclerk.org

|||||
*****AUTO**5-DIGIT 40202
Hunter Temple Makk
1201 Hull St
Louisville, KY 40204-1115

RETURN SERVICE REQUESTED



07884
123 P1

BOBBIE HOLSCLOW
1000 E. LIBERTY STREET
LOUISVILLE KY 40204
(502) 574-6100



Voter's Name and Address

MAKK, HUNTER TEMPLE
1201 HULL ST
LOUISVILLE, KY 40204-1115



Date Issued: September 22, 2023 1:25 PM



Jefferson County, Kentucky

Voter Registration Identification Card

This is to certify that the person whose signature appears below is registered to vote.

Voter's Signature

REMEMBER TO
VOTE
ON ELECTION DAY

IMPORTANT:

Please remember that any time you make a change to your registration, you need to contact the Election Center at 574-6100.

Bobbie Holsclaw
Jefferson County Clerk

RECEIVED

SEP 22 2023

PLANNING & DESIGN
SERVICES

1. You must have this certificate in order to renew the registration of this vehicle before the expiration date.

THERE IS NO GRACE PERIOD ON ANY DECAL EXPIRATION DATE.

A. Passenger cars and motorcycles are on a year-round registration system and may be renewed two months before the expiration date of this vehicle.

B. For commercial vehicles registered under KRS 186.050(3) through (14), the certificate will be valid through March 31.

C. Trailer registration will also be valid through March 31.

D. Motorboats expire April 30 of each year.

2. This certificate (or a copy) must be carried in this vehicle (except motorcycle) at all times and be available for inspection by any peace officer.

3. Making a false statement in any part of this application will subject the party to a fine of not less than \$20.00 nor more than \$100.00 as set out in KRS 186.990(1)



**COMMONWEALTH OF KENTUCKY
CERTIFICATE OF REGISTRATION**



REGISTRATION TYPE
TRANSFER

EXPIRES
03-31-24

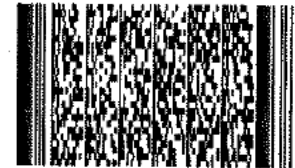
VEHICLE TYPE
TRUCK

VEH. YR. 08 B-STYLE LL MAKE GMC MODEL YUKON COLOR UNK

NOT VALID
FOR
TRANSFER
OF
OWNERSHIP

OWNER(S) NAME(S) ADDRESS
MAKK, HUNTER TEMPLE

1201 HULL ST
LOUISVILLE KY 40204



SIGNATURE

DATE OF ISSUE 09-21-23 CLERK I.D. JEL

LESSEE/EMPLOYEE

COUNTY CLERK: BOBBIE HOLSCLOW
COUNTY OF ISSUANCE: JEFFERSON



USAGE TAX	TAXABLE VALUE	
	8% TAX	
	TAX CREDIT	
REG FEE	STATE FEE	
	CLERK FEE	
TITLE FEE	STATE FEE	
	CLERK FEE	
AD VALOREM TAX	ASSESSED VALUE	
	CURR. YR. TAX	
	PREV. YRS. TAX	

Attachment #2 Vehicle Registration Submitted with LIC-STA-23-01421

LVDX120U 09/21/23 16:16:35

Does your vehicle have an open recall?
Some issues covered by recalls pertain to
serious safety risks, and all are fixed for
free. Check your vehicle at:
www.CheckToProtect.org



Short-Term Rental Annual Registration

Louisville Metro Planning & Design Services submitted w/ check

Registration No: LIC-STA-23-01421

Intake Staff: _____

STAFF USE ONLY ABOVE THIS LINE

Fee: \$100 (Make checks payable to "Planning & Design Services"). Once complete, please bring or mail the application and supporting documentation to: Develop Louisville's Office of Planning and Design Services, 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit: <https://louisvilleky.gov/government/planning-design>

*A registration shall expire one year from the date it is issued and must be renewed annually. A new registration form must be submitted to renew a registration within 30 days of its expiration. A separate registration form is required for each short-term rental even if they are located on the same property. *A change in host, ownership, or tenancy of a dwelling unit used as a short-term rental invalidates any existing registration. The new host, property owner, and/or tenant must apply for a registration in their name(s).

☐ Registration ☒ Renewal - Former Registration No. (if known): LIC-STA-22-00934

Physical Address: 1201 Hull St, Louisville, KY 40204

Is the dwelling unit the primary residence of the host? ☒ Yes ☐ No

If yes, please attach a copy of two of the following documents to this form: driver's license, state identification card; voter registration card; vehicle registration; federal/state tax returns. You may redact any sensitive personal information such as social security numbers.

A **primary residence** is the main home of an individual. If an individual owns or lives in more than one dwelling unit, then he or she must apply a facts and circumstances test to determine if the property is his or her primary residence. (For more information, refer to the definition of "primary residence" in the Land Development Code).

Was the short-term rental approved by a Conditional Use Permit? ☐ Yes ☒ No

Is the dwelling unit in a Single-Family residence or Duplex? ☒ Yes ☐ No

Is the dwelling unit in a Condominium? ☐ Yes ☒ No

Number of Bedrooms in the Short-Term Rental: 4

Number of Off-Street Parking Spaces on the Property: 1

Zoning of Property: R6

A property's zoning classification and other land use related information may be obtained by calling the Office of Planning & Design Services at (502) 574-6230 or search the address in LOJIC by going to <https://www.lojic.org/lojic-online> and click the  icon.

Revenue Commission Transient Room Tax ID Number (Required): 715413

The Louisville Metro Revenue Commission (LMRC) collects various special license fees. One of these fees is the Transient Room Tax. The transient room tax rate is 8.5% of the rent for every occupancy of a suite, room, or rooms. As a short-term rental owner (host) you are required to report and remit this tax monthly to LMRC if you use Airbnb or any other platform as a host. The first step is to register for a tax reporting number. To register, you may go to the Louisville Metro Revenue Commission Office located at 617 W Jefferson Street, by phone (502) 574-4860, or via their website: <https://emints.metrorevenue.org/>

For more information, see the transient taxes FAQ sheet: <https://louisvilleky.gov/revenue-commission/document/short-term-rental-faq>

Attachment #2 Pending Short Term Rental Registration Application (LIC-STA-23-01421)

RECEIVED

SEP 22 2023 2:01 pm

PLANNING & DESIGN SERVICES

Contact Information

***Note:** The short-term rental Host must be listed under an *individual's* first and last name, even if the rental is managed through an LLC.

Property Owner:

Name: Hunter Makk
Company: Eastland Properties LLC
Address: 1201 Hull St
City: Louisville State: KY Zip: 40204
Primary Phone: 502-797-2277
Alternate Phone: 502-608-6721
Email: Hmakk@makkgroup.com

Short-Term Rental Host: ☒ Check if same as owner

Name*: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Primary Phone: _____
Alternate Phone: _____
Email: _____

RECEIVED
SEP 22 2023
PLANNING & DESIGN SERVICES

Emergency Contact: ☒ Check if same as Host

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Primary Phone: _____
Alternate Phone: _____
Email: _____

Louisville Metro Code requires that a person residing in Jefferson County, KY and/or within **25 miles** of the short-term rental be responsible for addressing any maintenance issues, safety concern, or nuisance complaints.

Please affirm that the emergency contact(s) meets this requirement: ☒ Yes ☐ No

Applicant/Host
Signature (required): H Makk

Property Owner
Signature (required): H Makk

Certification Statement:

The Certification Statement is only to be filled out in the circumstance that the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc. or if someone other than the owner(s) of record sign(s) the application.

I, Hunter Makk, in my capacity as Authorized Agent, hereby
representative/authorized agent/other

certify that Eastland Properties LLC is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

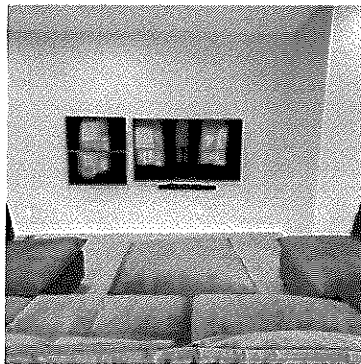
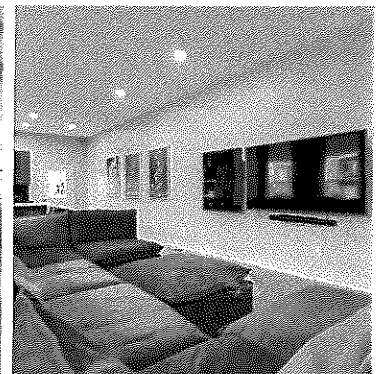
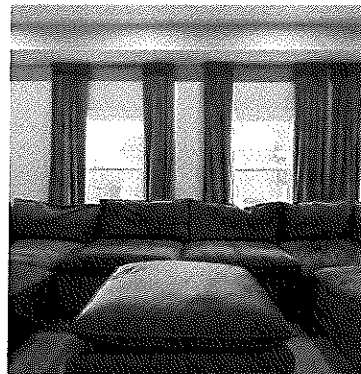
Signature: H Makk Date: 09/22/2023

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

10 Beds | Hot Tub | Fire pit | BBQ

★ 5.0 · [27 reviews](#) · Superhost · [Louisville, Kentucky, United States](#)

[Share](#) [Save](#)



Show all photos

Attachement #3 Airbnb Listing

Entire home hosted by Melissa

10 guests · 4 bedrooms · 10 beds · 2.5 baths



\$335 night

★ 5.0 · 27 reviews

- Melissa is a Superhost**
Superhosts are experienced, highly rated Hosts.
- Great location**
90% of recent guests gave the location a 5-star rating.
- Great check-in experience**
100% of recent guests gave the check-in process a 5-star rating.

Some info has been automatically translated.
[Show original language](#)

6 Queen and 4 Twin beds. Modernized with everything you'll need for your stay. Close to Nulu, Bardstown Rd, Downtown & Frankfort Ave. Quality touches - Jacuzzi brand hot tub, fire pit w/benches & a Weber Propane Gas Grill. Enough chairs in kitchen to seat everyone for meals. LARGE sofa with 3 TVs. Bunk beds were selected with adult weight capacity, comfort & safety in mind: 400lbs per twin bunk level and 2,000lbs per queen bunk level. No parties or events....

[Show more >](#)

CHECK-IN 10/23/2023	CHECKOUT 10/26/2023
GUESTS 1 guest	

Reserve

You won't be charged yet

\$335 x 3 nights	\$1,005
<u>Cleaning fee</u>	\$300
<u>Airbnb service fee</u>	\$184
Total before taxes	\$1,489

Good price. Your dates are \$195 less than the avg. nightly rate over the last 3 months.

[Report this listing](#)

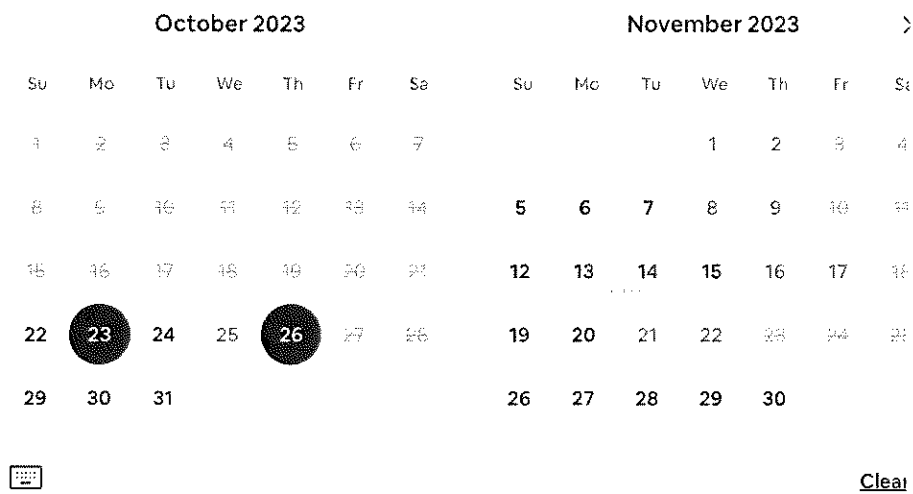
What this place offers

- Kitchen
- Wifi
- Free parking on premises
- Private hot tub
- TV
- Free washer – In building
- Free dryer – In unit
- Central air conditioning
- Private patio or balcony
- Security cameras on property

Show all 46 amenities

3 nights in Louisville

Oct 23, 2023 - Oct 26, 2023



★ 5.0 · 27 reviews



 **Julia**
October 2023

Great house with a great location.

 **Nicholas**
October 2023

Great place

 **Joe**
September 2023

Great location in NULU. lots of restaurants and bars nearby. Melissa was a great host - she answered questions quickly and always had some great recommendations. I would stay here again.

[Show more >](#)

 **Lindsay**
September 2023

Attachment #3 Airbnb Listing

Beautiful home and fit our group perfectly. Melissa was extremely responsive. I would recommend this home in a heartbeat!

**Nicholas**

September 2023

Great place - awesome location to be able to walk to many cool bars / restaurants. Host was super responsive and check in was easy. Place was clean and a great fit for our group. We loved the main room TV setup and the back yard was excellent. Awesome time!!

[Show more >](#)**Ben**

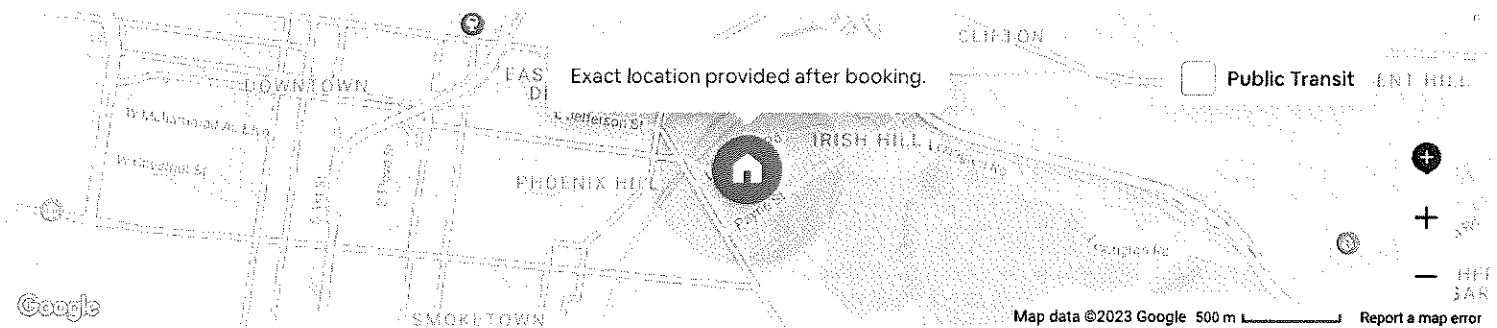
September 2023

Melissa's place was perfect for our group. We all had plenty of space and loved the multiple TVs, the hot tub, and the huge living room space.

[Show all 27 reviews](#)

Where you'll be

Louisville, Kentucky, United States

**Hosted by Melissa**

Joined in June 2021

★ 109 Reviews

✓ Identity verified

🏆 Superhost

Hello! We can't wait for you to enjoy our home in NULU. This is a wonderful, vibrant city with lots to do. We enjoy exploring the city on our bicycles, trying new restaurants (Louisville is definitely a foodie city!), and exploring our museums/arts scene. Louisville is our home and we hope while you're here, it will feel like yours too.

Melissa is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Registration number: LIC-STL-22-00718

Response rate: 100%

Attachment #3 Airbnb Listing

10/19/23, 1:48 PM

10 Beds | Hot Tub | Fire pit | BBQ - Houses for Rent in Louisville, Kentucky, United States - Airbnb

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

10 guests maximum

[Show more >](#)

Safety & property

Security camera/recording device

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

This reservation is non-refundable.

Review the Host's full cancellation policy which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

Airbnb > United States > Kentucky > Jefferson County > Louisville

Explore other options in and around Louisville

Cincinnati

Vacation rentals

Bloomington

Vacation rentals

Williamstown

Vacation rentals

Frankfort

Vacation rentals

Mammoth Cave

Vacation rentals

Lexington

Vacation rentals

Nashville

Vacation rentals

Bowling Green

Vacation rentals

Bardstown

Vacation rentals

Attachment #3 Airbnb Listing

Other types of stays on Airbnb

Louisville vacation rentals

Fire pit rentals in Louisville

Hot tub rentals in Louisville

Family-friendly rentals in Louisville

Hot tub rentals in Jefferson County

Louisville monthly stays

Outdoor seating rentals in Louisville

Washer and dryer rentals in Louisville

Patio rentals in Louisville

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

🌐 English (US) \$ USD

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Attachment #3 Airbnb Listing



★ 5.0 · 27 reviews

Q Search reviews

Cleanliness		5.0
Accuracy		4.9
Communication		5.0
Location		4.9
Check-in		5.0
Value		4.9



Julia

October 2023

Great house with a great location.



Response from Melissa

October 2023

Julia, thank you so much!



Nicholas

October 2023

Great place



Response from Melissa

October 2023

Nicholas, thank you so much!



Joe

September 2023

Great location in NULU. lots of restaurants and bars nearby. Melissa was a great host - she answered questions quickly and always had some great recommendations. I would stay here again.



Response from Melissa

October 2023

Attachment #3 Airbnb Listing



★ 5.0 · 27 reviews

Q Search reviews

October 2023

Joe, thank you for the wonderful review! We hope to see you soon!



Lindsay

September 2023

Beautiful home and fit our group perfectly. Melissa was extremely responsive. I would recommend this home in a heartbeat!



Response from Melissa

September 2023

Lindsay, thank you for the wonderful review. We hope to see you soon!



Nicholas

September 2023

Great place - awesome location to be able to walk to many cool bars / restaurants. Host was super responsive and check in was easy. Place was clean and a great fit for our group. We loved the main room TV setup and the back yard was excellent. Awesome time!!



Response from Melissa

September 2023

Nicholas, Thank you for staying with us. We hope to see you again soon.



Ben

September 2023

Melissa's place was perfect for our group. We all had plenty of space and loved the multiple TVs, the hot tub, and the huge living room space.



Response from Melissa

September 2023

Ben, thank you so much for staying with us! We hope you return soon!

Attachment #3 Airbnb Listing



★ 5.0 · 27 reviews

Q Search reviews



Response from Melissa

September 2023

Ben, thank you so much for staying with us! We hope you return soon!



Samantha

September 2023

Had so much fun celebrating on the bourbon trail! We were able to get to everything quickly and easily at this location - it also fit our whole group with room/beds to spare



Response from Melissa

September 2023

Samantha, thank you for staying with us! We hope you return soon!



Yonatan

August 2023

Great place. Aptly described. Melissa was super friendly and helpful.



Response from Melissa

August 2023

Yonatan, thank you for staying with us! We hope you all return soon!



Ian

August 2023

This house was perfect for 8 good friends from college reconnecting. The place was great with tons of beds, great bathrooms and a nice central hangout space attached to the kitchen. Everything worked as expected and Melissa was super communicative and helpful throughout the whole process. There are a few cool breweries, bars, restaurants close by and the Uber to the main strip was like \$8. Great location and a great host.



Response from Melissa

August 2023

Attachment #3 Airbnb Listing



★ 5.0 · 27 reviews

Q Search reviews

Emily, thank you for staying with us!



Ethen

July 2023

The house is in a great location. Everything in the neighborhood was extremely walkable with a lot of restaurants and bars close by and it was short walks to the soccer stadium as well. It was very hot this weekend, so we appreciate the perfect balance of indoor and outdoor activities.



Response from Melissa

July 2023

Ethen, thank you for staying with us! I'm so glad you all had a great time!



Bradley

July 2023

We had a great stay here and Melissa sent us a lot of great recommendations!



Response from Melissa

July 2023

Bradley, thank you so much for staying with us!



Abby

June 2023

It's a beautiful home online but the pictures didn't do Melissa's home justice. It is very spacious and made you feel right at home. Highly recommend a stay here!



Response from Melissa

July 2023

Abby, thank you so much for staying with us!



Todd

Attachment #3 Airbnb Listing



★ 5.0 · 27 reviews

Q Search reviews



100%

June 2023

This place was much larger than expected and was more than capable of sleeping our party of guests. Bars and restaurants are within walking distance, and we were able to coordinate our entire weekend without driving further than 20 minutes. Things were kept tidy for us, and we ran into no struggles over the weekend. Excellent place to spend a weekend in Louisville!



Response from Melissa

June 2023

Thank you so much for staying with us!



Mark

June 2023

Melissa was a superb host. House was everything as advertised and more. Very great location. Many things to do within walking distance. Thanks for everything and we had a blast!



Response from Melissa

June 2023

Thank you so much for staying with us!



Mark

May 2023

Great updated space, very close to down town. Melissa is a great host that will go out of her way to accommodate her guests and make sure they have what they need. Great prompt communication. Would definitely recommend Melissa and this house if you're looking for a good time in Louisville.



Response from Melissa

May 2023

Thank you so much, Mark!



Ethan

Attachment #3 Airbnb Listing



5.0 · 27 reviews

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Christina

April 2023

This house is AMAZING!!! It is big and spacious, and the location is great and close to everything. The pictures are exactly how it looked and it was everything and more then we could have expected. Great amenities and the house was so clean and had everything we needed. The patio and hot tub was such a nice added bonus too. We had a great time and the host is so sweet, nice and very responsive! We will definitely be back in the future. If you're coming to Louisville make sure to stay here!!!



Adrianne

March 2023

This is a great place for friends reuniting to enjoy the city of Louisville! The house was very spacious and just like the pictures. The backyard was cozy and added another great space for conversation and fun. The house has updated amenities and decor. The location was great for us. We walked down Baxter street to the restaurants and bars, only 0.5 miles! It is only a 4 minute drive downtown, which was convenient!! I highly recommend staying at this Air BnB!



Jacob

March 2023

Melissa was an incredibly responsive and flexible host that replied quickly. She even brought us pizzas! 5/5 would recommend to others and definitely would book again.



Robert

March 2023

Attachment #3 Airbnb Listing

My friends and I were looking for a place to stay in Louisville for a bachelor party that could have us easily access bars downtown as well as have some things to do within walking distance of where we stayed. Melissa's Airbnb had everything we could have wanted. Melissa was also a gracious host and answered all of our questions and was available all the time if needed. My only grievance was that we were not told about the decibel meters until the day before check in. I understand why they're there and we surprisingly never set them off. But it was a bit offputting. Overall 4.5 stars