

October 27, 2022

Case Number 22-CUPPA-0182

Address: 3202 Cawein Way

Metro Council District 26

Dear Property Owner,

We are seeking a Conditional Use Permit (CUP) for our home located at 3202 Cawein Way to be used as a short term rental. We plan to rent out the property on a short term rental basis (for less than 30 days) which is why we are seeing this CUP. We welcome your questions and are hosting a neighborhood meeting to address any and all concerns. Please join us at the Bon Air Library, 2816 Del Rio Pl, Louisville, KY 40220 on November 15th, 2022 at 6:30 pm-7:30 pm. You are welcome to reach out with questions to us or the case manager, Chris French at 502-574-5256.

Thank you,

Luke Neubauer  
502-296-0599

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3202 Cawein Way Non-Owner Occupant STR Letter of Explanation

We would like to use the house at 3202 Cawein as a furnished non-owner occupied short term rental. We are seeking this conditional use permit in order to be able to have the ability to either rent it to people for shorter 3 day stays or if that doesn't do well, will always have the option to rent it as a long term rental. This property has 4 bedrooms so to follow the guidelines we will be renting it to a maximum of 10 people.

Sincerely,

Luke Neubauer

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3202 Cawein Way

**Neighborhood Meeting Attendance list**

**Name**

1. Luke Neubauer      1424 Lakeside Ct      LaGrange, KY 40031
2. Christina Neubauer      2309 Cross Hill Rd      Louisville, KY 40206

**Summary of the meeting detailing specific items of concern and proposed resolutions.**

-There were no concerns brought up at the meeting from neighbors.

Meeting date

11/15/2022 from 6:30-7:30 pm

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**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2022150783**

**BATCH # 397544**

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$145.00

PRESENTED ON: 07-01-2022 2 11:31:31 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 07-01-2022 11:31:31 AM

BOBBIE HOLSCLOW  
CLERK

BY: TERESA WELCH  
RECORDING CLERK

**BK: D 12394**

**PG: 732-736**

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

22-CUP-0359

44

A

When Recorded Return To:  
Borders & Borders, PLC  
920 Dupont Road  
Louisville, KY 40207  
2022-7244

**DEED**

THIS DEED, made and entered into this 30th day of June, 2022, by and between Sydney Goldman Peters, an unmarried woman, First Party, with a mailing address of 4029 Orchard Lake Drive, Louisville, KY 40218; AND VilleHomes, LLC, a Kentucky Limited Liability Company, Second Party, **whose mailing address and in-care-of address, for tax purposes**, P.O. Box 6307, Louisville, KY 40206;

WITNESSETH:

THAT, for a valuable consideration of \$145,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, in fee simple, the following described property located in Jefferson County, Commonwealth of Kentucky:

See Attached Exhibit "A" which is incorporated herein and made a part hereof by reference.

Being the same property conveyed to the Party of the First Part by deed dated 5/4/2020 and of record in Deed Book 11688, Page 910 in the office of the Clerk of Jefferson County, Kentucky.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, in fee simple.

FIRST PARTY does hereby release and relinquish unto the Second Party, in fee simple, all of her right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, in fee simple, that she is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that she will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

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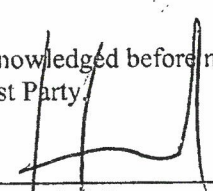
IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

FIRST PARTY:

Sydney Peters  
Sydney Goldman Peters

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 30th day of June, 2022 by Sydney Goldman Peters, an unmarried woman, First Party.

  
\_\_\_\_\_  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9/10/23



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SECOND PARTY:

VilleHomes, LLC, a Kentucky Limited Liability Company

By: [Signature]  
Luke Neubauer, Manager

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 30th day of June, 2022 by Luke Neubauer, Manager of VilleHomes, LLC, a Kentucky Limited Liability Company, Second Party.

[Signature]  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9/16/23

PREPARED BY:

[Signature]

Borders & Borders, Attorneys  
920 Dupont Road  
Louisville, KY 40207  
(502) 894-9200



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EXHIBIT "A"

Being a part of Lot 103 and part of Lot 104, as shown on the revised plan of Highgate Springs, Section No. 2, recorded in Plat and Subdivision Book 11, Page 80, in the Office of the Clerk of the County Court of Jefferson County, Kentucky, and more particularly bounded and described as follows:

BEGINNING at a point in the Southwesterly line of Cawein Way, at the most Easterly corner of the tract conveyed to A Michael Weber and wife, of record in Deed Book 3133, Page 572, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the Southwesterly line of Cawein Way, South 35 degrees 04 minutes East 53 feet and South 35 degrees 13 minutes 30 seconds East 7 feet to the most Northerly corner of the tract of land conveyed to Everett Ray William and wife of record in Deed Book 3280, Page 136, in the Office of aforesaid; thence with the Northwesterly line of said tract Southwestwardly 139 feet, more or less, to another corner of said tract, and in the Southwesterly line of Lot 103, in the aforesaid subdivision, thence with the Southwesterly line of Lot 103 and 104, Northwestwardly 60 feet, more or less, to the most Southerly corner of the tract of land conveyed A. Michael Weber and wife, aforesaid, thence with the Southeasterly line of said tract Northeasterly 141 feet more or less, to the beginning; :

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END OF DOCUMENT

22-CUP-0359



EXHIBIT "A"

Being a part of Lot 103 and part of Lot 104, as shown on the revised plan of Highgate Springs, Section No. 2, recorded in Plat and Subdivision Book 11, Page 80, in the Office of the Clerk of the County Court of Jefferson County, Kentucky, and more particularly bounded and described as follows:

BEGINNING at a point in the Southwesterly line of Cawein Way, at the most Easterly corner of the tract conveyed to A Michael Weber and wife, of record in Deed Book 3133, Page 572, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the Southwesterly line of Cawein Way, South 35 degrees 04 minutes East 53 feet and South 35 degrees 13 minutes 30 seconds East 7 feet to the most Northerly corner of the tract of land conveyed to Everett Ray William and wife of record in Deed Book 3280, Page 136, in the Office of aforesaid; thence with the Northwesterly line of said tract Southwestwardly 139 feet, more or less, to another corner of said tract, and in the Southwesterly line of Lot 103, in the aforesaid subdivision, thence with the Southwesterly line of Lot 103 and 104, Northwestwardly 60 feet, more or less, to the most Southerly corner of the tract of land conveyed A. Michael Weber and wife, aforesaid, thence with the Southeasterly line of said tract Northeasterly 141 feet more or less, to the beginning; :

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The transient tax number for the Ville Homes, LLC. property at 3202 Cawein Way is 101269-2274

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