

1 March 2018

To Adjoining Property Owners, Neighborhood Group Representatives and the Metro Councilperson for Council District 9:

Hi Neighbor,

I am requesting a Conditional Use Permit (CPU) from the City of Louisville to allow me to operate a short term rental (AirBNB) Suite above my O'Neil Chiropractic Practice at 3613 Lexington Road, Louisville, KY 40207. The Suite is listed as 229 Cornell Place Apartment A.

My wife, Gail, and I first remodeled this apartment 33 years ago after I started my Chiropractic practice and we lived there for almost two years before moving to Southern Indiana. Over the last 30 years we have rented out this apartment to students from the Baptist Seminary down the street. The last couple just moved out of this apartment the first of this year after six years living here to accommodate their growing family.

In mid 2017, Gail and I stayed at our first AirBNB while at a Chiropractic Seminar in Chicago and we loved it. This prompted us to turn our apartment into a unique AirBNB Suite.

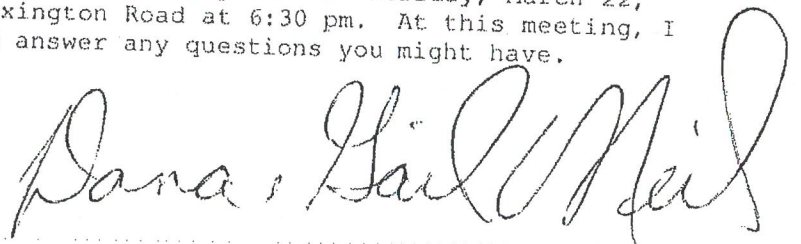
We called this apartment our "Treehouse in St. Matthews" because we had remodeled with beautiful drift wood pillars and retained all of the old wood trim and doors when this house was built in 1924. We are now transforming this apartment into an even more unique and unforgettable getaway by maintaining all of its woodsy charm and adding modern appliances and amenities along with beautiful decorative touches by Gail. The Suite will be fully furnished with quality pieces.

We estimate a 70-80% occupancy rate which averages 20-25 days a month. This will be less activity than when the apartment was rented normally. My sister, Renee, is retired and she rents the basement apartment from me. She also maintains the building and grounds so someone is always present at the office building. She will be maintaining the AirBNB Suite as well. We have adequate parking and we have strict house rules against parties and overcrowding. Normal occupancy is 1-4 persons.

I am holding a meeting to discuss my plans on Thursday, March 22, 2018 at my office at 3613 Lexington Road at 6:30 pm. At this meeting, I will explain my proposal and answer any questions you might have.

Many Thanks,

Dana and Gail O'Neil



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Robert and Dana Webb  
224 Cornell Place  
Louisville, Ky 40207

Faith Unlimited LLC  
3613 Lexington Road  
Louisville, Ky 40207

Oberst Rental Realty LLC  
3002 Daneshall Ct.  
Louisville, Ky 40206

Robert and Dana Webb  
224 Cornell Place  
Louisville, Ky 40207

Faith Unlimited LLC  
3613 Lexington Road  
Louisville, Ky 40207

Oberst Rental Realty LLC  
3002 Daneshall Ct.  
Louisville, Ky 40206

Michael Sciarra  
225 Cornell Place  
Louisville, Ky 40207

Claire Mynard  
407 Cornell Place  
Louisville, Ky 40207

CHK Properties LLC  
14402 Troon Dr.  
Louisville, Ky 40245

Michael Sciarra  
225 Cornell Place  
Louisville, Ky 40207

Claire Mynard  
407 Cornell Place  
Louisville, Ky 40207

CHK Properties LLC  
14402 Troon Dr.  
Louisville, Ky 40245

Armon Fetter  
14702 Landis Lakes Dr.  
Louisville, Ky 40245

Melissa Curry  
3605 Lexington Road  
Louisville, Ky 40207

Breeland Development Corp.  
3932 Shelbyville Road STE 1  
Louisville, Ky 40207

Armon Fetter  
14702 Landis Lakes Dr.  
Louisville, Ky 40245

Melissa Curry  
3605 Lexington Road  
Louisville, Ky 40207

Breeland Development Corp.  
3932 Shelbyville Road STE 1  
Louisville, Ky 40207

Lydia Kim  
227 Cornell Place  
Louisville, Ky 40207

Stingray Properties LLC  
12609 Hillcross PKWY.  
Prospect, Ky 40059

CB&T Real Estate LLC  
4350 Brownsboro Road STE 310  
Louisville, Ky 40207

Lydia Kim  
227 Cornell Place  
Louisville, Ky 40207

Stingray Properties LLC  
12609 Hillcross PKWY.  
Prospect, Ky 40059

CB&T Real Estate LLC  
4350 Brownsboro Road STE 310  
Louisville, Ky 40207

William & Leslie French  
1747 Spring Dr.  
Louisville, Ky 40205

Robert Noel  
3612 Lexington Road  
Louisville, Ky 40207

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William & Leslie French  
1747 Spring Dr.  
Louisville, Ky 40205

Robert Noel  
3612 Lexington Road  
Louisville, Ky 40207

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Sign in Sheet for Neighborhood Meeting for Conditional Use Permit for Short Term Rental Unit (AIRBNB) at 229 Cornell Place Apt A.

Meeting held at the O'Neil Chiropractic Center at 3613 Lexington Road, Louisville, KY on Thursday, March 22, 2018 at 6:30 pm.

Address	Name	Signatures
1.) 224 Cornell Place	Robert & Diana Webb	
2.) 225 Cornell Place	Michael Sciarra	
3.) 226 Cornell Place	Armon Fetter	
4.) 227 Cornell Place	Kim Lyda	
5.) 228 Cornell Place	William & Leslie French	
6.) 229 Cornell Place	Dana & Gail O'Neil	<i>Dana &amp; Gail O'Neil</i>
7.) 407 Cornell Place	Claire Maynard	
8.) 3605 Lexington Road	Melissa Curry	
9.) 3610 Lexington Road	Stingray Properties, LLC	
10.) 3612 Lexington Road	Robert Noel	
11.) 3617 Lexington Road	Oberst Rental Realty, LLC	<i>Michelle &amp; Charles Oberst</i>
12.) 3618 Lexington Road	CHK Properties, LLC	
13.) 3620 Lexington Road	Breeland Development Corp	
14.) 3623 Lexington Road	CB&T Real Estate, LLC	

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23 March 2018

Beth Jones, AICP  
Office of Planning & Design Services  
Metro Government Center  
444 South 4th Street, 3rd Floor  
Louisville, KY 40202

RE: Report of Neighborhood Meeting for the Conditional Use Permit for the  
Short Term Rental Application at 229 Cornell Place Apt A

Hi Beth,

We successfully held our Neighborhood Meeting at the O'Neil Chiropractic Center at 3613 Lexington Road on 22 March 2018 from 6:30 - 7:30 pm for the Conditional Use Permit Application for the Short Term Rental at 229 Cornell Place Apt. This is the upstairs apartment above the O'Neil Chiropractic Center.

The meeting was a great success. There was only two couples in attendance: Michelle and Charles Oberst of Oberst Rental Realty, LLC and Dana and Gail O'Neil of O'Neil Chiropractic Center. Dr. Oberst owns the building which houses the florist directly beside the O'Neil Chiropractic Center on Lexington Road. They expressed concerns about the parking situation affecting their business next door. They were relieved to hear about the occupancy rate of 70-80% and that most of the time there would be only one vehicle to take up a parking space. The apartment has two spaces allowed for its occupants out of the 18 parking spaces on the property so there will be less parking needs for the AIRBNB than there were when it was rented out as an apartment with a couple with two cars. We also discussed the plans we have to have both our businesses parking lots black coated at the same time next time to save us both time and money.

We gave the Obersts a tour of the apartment. We have completed 80% of the remodeling of this apartment. They were very impressed with the decore and the use of wood throughout the apartment. They wished us luck on our AIRBNB adventure.

If you have any further questions, please let Gail or I know.

God Bless,

Dana O'Neil  
503-648-8882

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