

June 27, 2019

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area, and Metro Councilperson for the 9<sup>th</sup> District.

Andreas and Aimee Shabaan plan to submit a development proposal to request a Conditional Use Permit for 325 Stilz Avenue #2, Louisville KY 40206.

The development proposal is to use the adjoining duplex unit as a short-term rental unit. The property is currently used as a long-term rental unit. We hope to make the proposed short-term unit a space that would benefit local businesses and visiting family and friends of the neighborhood, all while continuing the use and benefit of being a rental space. This unit is located above the Shabaan residence (unit #1) and will have the noise ordinance enforced and non-party house rules enforced as the Shabaans will be residing in the property below. The proposed unit will also include ample off-street parking on the property, as to not affect the limited neighborhood parking.

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 you the opportunity to review the proposed plan and discuss the proposal with the developers, Andreas and Aimee Shabaan. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

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

**Tuesday, July 16<sup>th</sup>, 2019, at 7:30p.m.**

**Shabaan Residence  
325 Stilz Avenue #1  
Louisville KY 40206**

At this meeting, Andreas and Aimee Shabaan will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Respectfully,

Andreas and Aimee Shabaan

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Summary of Meeting: July 16, 2019

None of the first tier or second tier adjoining property owners showed up for the meeting. There were no issues or concerns brought to discuss.

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## Shabaan Short-Term Rental House Rules

This rental unit (unit #2) is located above the Shabaan residence (unit #1) and will have the noise ordinance enforced and non-party house rules enforced as Andreas and Aimee Shabaan will be residing in the property below, which is in the same structural building. Andreas and Aimee Shabaan will be enforcing the following house rules for the proposed property:

No excessive or harsh noise after 10:00pm and include the enforcement of "harsh" noise being audible clearly from 50 feet from the apartment.

No grilling and making fires as to protect the property and the adjoining properties.

No pet policy, this does not include service animals in accordance with ADA, as to prevent people from allowing pets to relieve in adjoining property owners' yards.

No smoking inside buildings and structures.

The maximum of occupants shall be no more than 6 people to the unit. There are 2 bedrooms, a living space, kitchen, and 1 bathroom.

Rental Unit occupants are to use the provided five space parking pad located, off-street, on the property, as to not affect the limited neighborhood parking.

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Bedroom #1



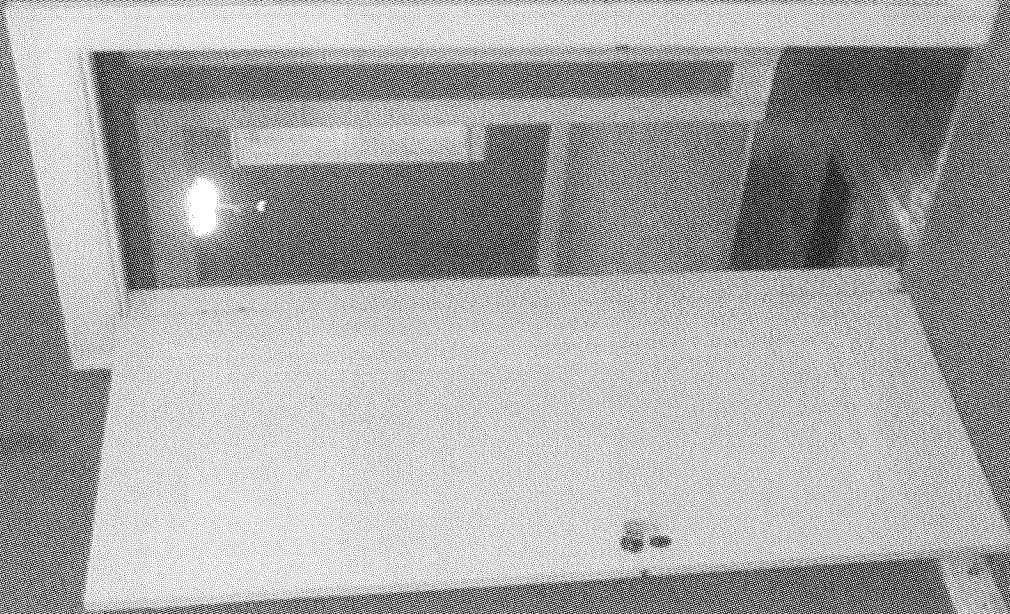
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Bedroom #1  
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Bedroom  
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Bedroom # 2  
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