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October 5, 2022

Current Owner(s)/Occupant(s)
1345 S. 2nd Street
Louisville, KY 40208

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 6th District:

This firm represents Murphy & Klein Property Management, LLC, which plans to submit a conditional use permit for its property located at 1342 S. 2nd Street, Louisville, KY 40208-2304 for the purpose of using the property as a short term rental property.

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 my client representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

This meeting to discuss the above-referenced proposal will be held on Wednesday, October 19, 2022 at 6:00 p.m. at The Granville Pub at 1601 S. 3rd Street in Louisville. At the meeting, my client representative will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Sincerely,

GOLDBERG SIMPSON, LLC

Michael W. McClain

MWM/mn
cc: Erin Klein

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23-CWP-0023

Murphy & Klein Property Management

Neighborhood Meeting 10/19/22

19 October 2022 / 6 PM / The Granville Pub 1601 S 3rd st

ATTENDEES

Erin Klein- Owner

Alandre Murphy- Owner

Michael McClain- Attorney representing owners

Helga Ulrich- Neighbor: 112 E. Ormsby Ave

Brent Logsdon- Neighbor: 1341 S. 2nd St

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AGENDA

Short-Term Rental Conditional Use Permit Pre-Application Process

Required Neighborhood Meeting

NOTES and SPECIFIC ITEMS OF CONCERN

- **Ms. Ulrich-** Explained she is retired and considers fighting Short-Term Rentals her “pet project”. She expressed a dislike of Short-Term Rentals, expressed concern about parking, expressed concern about Short-Term Rentals impact on census results, and expressed concern about Short-Term Rentals impact on available volunteers for The St. James Court Art Show.
- **Mr. Logsdon-** Explained he is a realtor. He explained he pursued and was awarded an Owner Occupied Short-Term Rental Conditional Use Permit. He also expressed that he was advised against applying for a Conditional Use Permit if he was not living in the dwelling.

23-CUP-0023

PROPOSED RESOLUTIONS

1. **Parking-** Our property has a 2 car garage and 1 approved on-street parking spot according to the lot size. Our dwelling has 3 bedrooms which means we would be allowed to host up to 8 people at one time. It is our experience that groups of 8 or less rarely have more than 3 cars amongst their party and typically rely upon ride-sharing to get around, thus stimulating the economy of Louisville and supporting local employment.
2. **Census Impact-** The main concern of Ms. Ulrich, as it relates to the census and full-time residency is Old Louisville not having a grocery store. We explained that median household income and other demographics of the neighborhood along with crime rates and available real estate are main factors that retailers consider when surveying areas to determine appropriateness for locations. This is evident in the recent closures of Walgreens in Louisville, two of which are located in zip codes (40202 and 40208) that touch Old Louisville and have median household incomes of \$17,295 and \$30,995 respectively, these figures are well below local and national rates. Old Louisville did have a Kroger that was open for 37 years located at 924 S. 2nd st. That grocery store closed permanently in 2017 due to the building owner's sale of the property. There are, however, three Kroger grocery stores within a three mile radius of the Kroger in Old Louisville that closed.
3. **Volunteer Availability-** We feel that volunteer availability for The St. James Court Art Show is moreso impacted by the median household income of Old Louisville's full-time residents, causing volunteerism to be low on their lists of priorities and less fiscally feasible, as opposed to Short-Term Rentals causing a decrease in full-time residents of the Neighborhood. However, as expressed in our Letter of explanation, Murphy & Klein Property Management will donate 5% of our net profits from 1342 S 2nd St. if granted the Conditional Use Permit and The St. James Court Art Show will be on the list of our recipients.

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