

12/16/2018

To adjoining property owners, neighborhood group representatives and the Metro Councilperson for District 4:

I am requesting a Conditional Use Permit (CUP) to allow me to operate short-term rentals at 508 E Oak St. Louisville, KY 40203.

Our property is a duplex with 6 total bedrooms. According to the current ordinance we would be allowed to host 10 people in each unit based on 2 per bedroom plus 4, but we are requesting 8 for each unit on our permit application. We would also be willing to lower that to 6 in each unit if neighbors have a problem with 8. We would also like to have the ability to rent the duplex to a single group as a single family home, in which case the current ordinance would allow for 16 people based off 6 bedrooms plus 4 but if neighbors have an issue with 16 we are willing to reduce that number to only 12 people for our permit. There are 3 off street parking spots behind the house.

I am holding a meeting to discuss my plans at the property listed above on Wednesday, January 2nd at 6pm. At this meeting, I will explain my proposal and answer any questions you might have.

Sincerely,

Luke Neubauer  
(502)354-2044

**RECEIVED**  
JAN 07 2019  
**PLANNING &  
DESIGN SERVICES**

18 CUP 1144

# Neighborhood Meeting Sign in Sheet

508 E OAK ST 40203

1/2/2018

Name	Address	Phone # & Email
Luke Neubauer Christina Neubauer	508 E OAK 40203	502 296-0599 luke.neubauer@gmail.com
Matt Ruben	717 E OAK ST	619-804-2572 matt.ruben@yahoo.com
Hilary K.	505 E Oak	(502) 889-0207 hilary.kittler@uphs.edu
Sarah & Brian Jackson	509 E. Oak St.	859-433-6677 1435.Utica@gmail.com

RECEIVED  
JAN 07 2019  
PLANNING &  
DESIGN SERVICES

## Summary of Neighborhood Meeting from 1/2/2019

In attendance: Luke Neubauer, Christina Neubauer, Matt Ruben, Hilary Knittle, Sarah Jackson, Brian Jackson

We discussed the proposal about renting as a single unit or as two units. I said that for the permit, we were applying for 16 people if the house was rented as one unit, or if as a duplex 8 people per unit would be the max. Explained we will not be allowing anyone to visit guests at any time if not part of the reservation and will have a strict no parties or events policy. We have exterior motion activated cameras set up at all entrances to the property so we can monitor guest activity. Additionally, we will not allow guests to hang out on the front porch or any part of the exterior of the property after 10 pm.

### Concerns from Neighbors:

1. Parking concerns were asked about which we said we had three off street spots in the rear of the house and street parking in front of the house. We would limit the number of cars to each person to 2 cars per unit if rented as a duplex or if rented as a whole house 4 vehicles total.
2. Number of People: Neighbors asked about the number of people and I said that although we could ask for 10 in each unit, we are going to reduce that to 8 in each unit as a max. Neighbors thought that was reasonable number.
3. What effect will short term rentals have on gentrification of the area: We said that we didn't really know, but that the house was previously boarded and vacant and there are many other factors that we believe will cause gentrification faster than a short term rental. The opportunity zone tax credit is an incentive for investors to invest in the Shelby park community and this could increase the rate of gentrification.

3 or the 4 Neighbors that were attending the meeting said that they supported us getting the permit to use the house as short term rental. The neighbors directly across the street at 509 E Oak St Sarah and Brian Jackson were pleased to see the house and happy that was going to be a short term rental. Hilary Knittle had some concerns initially, but said she felt like we addressed her concerns when we explained the project and said that she supported us. Matt Ruben didn't say he would support or oppose the plan, just curious about the house and project and wanted to be there to represent the neighborhood, he seemed rather indifferent about it and said that he wanted to ask questions, but wasn't going to oppose our permit application.

RECEIVED

JAN 07 2019

PLANNING &  
DESIGN SERVICES

18 CUP 1144