

TO Louisville Planning & Design
444 S 5th St, Suite 200
Louisville, KY 40203

FROM Don Zinno
1844 Shady Lane
Louisville, KY 40205

Re: LETTER OF EXPLANATION (Request for Proposal)
1844 Shady Lane, Louisville, KY 40205

To Whom It May Concern:

I am writing to provide explanation of intentions related to 1844 Shady Lane in Louisville, Kentucky. My name is Don Zinno and I am a licensed Nurse Practitioner and work at Dynamic Healthcare on Chamberlin Lane.

I am attempting to use the single (1) unit dwelling located at the aforementioned address for the purpose of short term rental. The entire will be made available to guests. I am working with Chill House Management Group and will be responsive to address any concerns that should arise.

I appreciate your consideration and look forward to working in conjunction with all required steps for compliance with our local laws.

Sincerely,

Don Zinno

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July 30, 2019

To the Adjoining Property Owners, Neighborhood Group, Representative expressing interest in this area and Metro Councilperson for the 8th District.

Donald and Kelli Zinno plan to submit a development proposal to request a Conditional Use Permit for 1844 Shady Lane.

We are requesting that this property become a short-term rental.

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 developer or his/her representative. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

The meeting to discuss this conditional use permit will be held on:

Wednesday **August 14th** at **6:00pm** at **1844 Shady Lane**.

At this meeting, Kylie Spivak, the developer's representative, will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Thank you for your time and we look forward to seeing you on the 14th.

Kind regards,

Kylie Spivak
Chill House LLC
502-396-9079

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Neighbors Notified of Neighborhood Meeting:

Owner(s): DALE and LINDA BILLINGSLEY	1842 SHADY LN LOUISVILLE KY 40205
Owner(s): JUSTIN S FOWLES	1840 SHADY LN LOUISVILLE KY 40205
Owner(s): ATHENA INVESTMENTS LLC	1848 SHADY LN LOUISVILLE KY 40205
Owner(s): TANNER DEVIN JENNINGS	1622 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): JOHN W JR NINER	1624 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): CHRISTOPHER & LORETTA DOWELL	1626 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): ERIC BURNETTE	1628 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): KEITH L ZIRBEL	1630 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): JAMES H MCFARLAND	1700 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): ALAN J & SUSAN KLIMCHAK	1841 DEERWOOD AVE LOUISVILLE KY 40205
Owner(s): LISA G ARCHER & ROBER L PFISTER	3306 BARBOUR LN LOUISVILLE KY 40241
Owner(s): LEWIS A ACAMPORA	1843 SHADY LN LOUISVILLE KY 40205
Owner(s): ANDREW A & D M BYARLEY	1841 SHADY LN LOUISVILLE KY 40205
Owner(s): FEDERAL HOME LOAN MORTGAGE COR	1611 WORTHINGTON RD STE 100 WEST PALM BEACH FL 33409
Owner(s): AARON D ELLIS	1838 BONNYCASTLE AVE LOUISVILLE KY 40205
Owner(s): BILLY J & STIEBLING KA DAVIS	1845 SHADY LN LOUISVILLE KY 40205
Owner(s): HILARY W GAGE	1838 1/2 BONNYCASTLE AVE LOUISVILLE KY 40205
Owner(s): SARAH TRINKL	1702 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): SEAN WALSH	1706 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): JARED S BURT	1708 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): BRIAN ALAN TAYLOR	1710 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): DEERWOOD PROPERTIES LLC	1428 TREVILIAN WAY LOUISVILLE KY 40205
Owner(s): ERIK SMOTHERS	1842 DEERWOOD AVE LOUISVILLE KY 40205
Owner(s): LEAH J WRIGHT	414 OXFORD PL LOUISVILLE KY 40207
Owner(s): JOHN SOUTHARD	1616 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): STEPHEN CHAPPELL	1612 FERNWOOD AVE LOUISVILLE KY 40205
Owner(s): SAMANTHA RICHARDSON	1840 BONNYCASTLE AVE LOUISVILLE KY 40205

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Property Address: **1844 Shady Ln**
Louisville, KY 40205

Neighborhood Meeting Date: August 14, 2019

Summary:

Five neighbors along with the owner of the property and a representative from the management company attended the neighborhood meeting to discuss all questions and concerns regarding the proposed conditional use permit to allow the property to operate as a short-term rental.

Concern: Shady Ln offers minimal off-street parking to residents and neighbors were concerned that with a short-term rental there would be even fewer spots available.

Solution: The property has 4 off-street parking area available to guests at the rear of the house. Guests will be instructed to park in the back and enter the home through the backdoor.

Concern: Guests may be too loud and neighbors won't have a way to control the noise level.

Solution: The management company will install a noise sensors from NoiseAware both inside and outside of the house. The app notifies the management company as soon as noise levels go over a certain decibel. The management company will then contact the guests asking them to be quiet.

Concern: There is no point of contact when something goes wrong since neighbors are unable to see and speak with the owners every day.

Solution: All neighbors have been given the management company's contact information and are aware that they are located within the area. The neighbors have been assured that if an issue were to arise, the management company could get there immediately.

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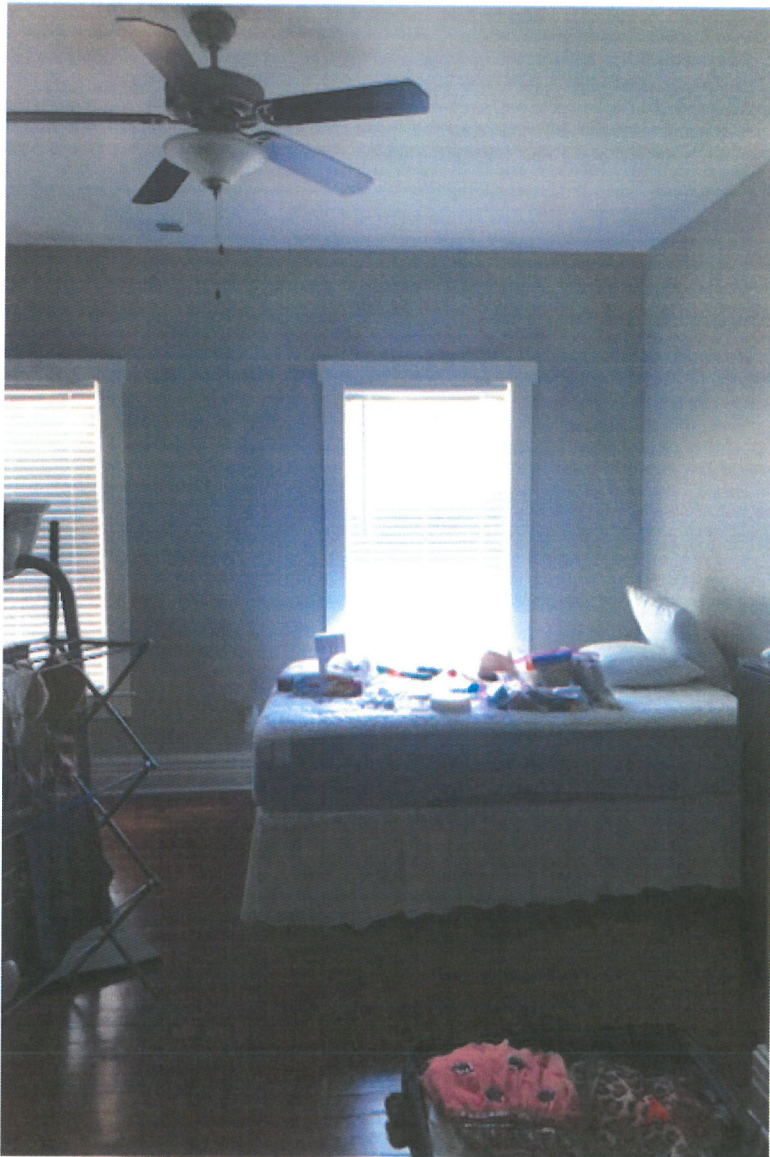


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