

March 2, 2018

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

We are requesting a Conditional Use Permit (CUP) to allow us to operate a short-term rental at 1000 East Caldwell St. Louisville, KY 40204.

The property has served many uses over the years, to include commercial and residential use. Our proposal is that we will allow guests to rent the property for periods of 1 – 29 days. Currently there are six bedrooms within the property and we will allow a maximum of 14 guests to stay in the home. We anticipate that by allowing guests to stay in the building that we will be able to provide an economic boon for local businesses operating in the Germantown area. In the event of any sort of emergency, I, David Orange (property manager), will be available via phone to handle any questions or concerns.

We are holding a meeting to discuss our plans on (TBD). At this meeting we will further explain our proposal and provide answers to any questions you may have.

Best,

David Orange
(502) 440-0418

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18 CUP 1024

LOUISVILLE HAMMERHEADS LLC
921 SWAN ST
LOUISVILLE KY 40204

MELTON INVESTMENT PROPERTIES LLC
PO BOX 35113
LOUISVILLE KY 40232

GOOCH KIRSTAN N
1004 E CALDWELL ST
LOUISVILLE KY 40204

YPH REALTY LLC
PO BOX 43834
LOUISVILLE KY 40253

DAME JENNIFER
939 SWAN ST
LOUISVILLE KY 40204

PURYEAR DAVID
943 SWAN ST
LOUISVILLE KY 40204

PIOTRSKI ROBERT D & STEPHANIE A
845 E 15TH ST
NEW ALBANY IN 47150

S & S INVESTMENTS OF KENTUCKY
1251 TEXAS AVE
LOUISVILLE KY 40204

UNDERWOOD LUCILLE
938 SWAN ST
LOUISVILLE KY 40204

DEWALD FRED L & CAROLYN
934 SWAN ST
LOUISVILLE KY 40204

SMITH NATALIE
932 SWAN ST
LOUISVILLE KY 40204

CHILDERS KELLY M
930 SWAN ST
LOUISVILLE KY 40204

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3/22/2018 5:00 pm

Meeting Notes

Attending

Nick Peskoe – Property Owner

David Orange – Orange Court Management

Jenny Dame – 939 Swan St

Mike Ulmer – 1017 Highland Ave

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Discussion

1. Introductions to Neighbors
2. Oral History of Nick Peskoe's Ownership of Property and previous ownership history.
3. Discussion of building layout and schematics.
4. Concern's raised by Jenny and Mike about street parking, devaluing property values around the neighborhood, and increased crime.
5. Information and context provided about AirBnb process and what types of tenants will be occupying the property. Re-assurance that Nick and David's plans do not include renting out cheap rooms in the fashion of a boarding house, budget motel, or brothel.
6. Concerns raised by Jenny about loss of community and true neighborhood feeling.
7. Explanation by Nick about how the AirBnb community treats the property with much more respect than traditional renters.
8. Discussions about how to reduce noise in neighborhood and potential crime in ally behind 1000 E Caldwell and to the side of 939 Swan St.
9. Nick agrees to replace existing chain link fencing with a privacy fence and move trash cans out of back alley in addition to providing more lighting at rear of property.

Meeting adjourned at 6:30 pm.

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