

Deed pg. 1

DB 08675PG0788

22-CUPPA-0253 dr

RECORD AND RETURN TO:  
John W. Harpole, Attorney  
Agency Title  
6500 Glenridge Park Place #7  
Louisville, Kentucky 40222

File No.: 10022

### GENERAL WARRANTY DEED

THIS DEED is between George H. Yater, unmarried, Grantor whose mailing address is 211 W. OAK ST #405 LOUISVILLE KY 40203; and Anne Elizabeth Long and David Michael Dearner, wife and husband, Grantees, whose tax mailing address is: 1511 Tyler Park Drive, Louisville, Kentucky 40204.

WITNESSETH: That, for a valuable consideration in the amount of \$205,000.00, the receipt of which is hereby acknowledged, Grantor hereby conveys unto Grantees, for their joint lives with remainder in fee simple to the survivor of them, with covenant of General Warranty, the following described property located at 1511 Tyler Park Drive, Louisville, Kentucky 40204, in Jefferson County, Kentucky, to wit:

Being the Southwesterly 20 feet in width of Lot 39 and all of Lot 40 in Block 3, in Revised Plan of E. A. Goddard's Subdivision, a Plat of which is of record in Plat and Subdivision Book 3, Page 38, in the Office of the County Clerk of Jefferson County, Kentucky.

Being the same property acquired by George H. Yater, by Deed dated July 15, 1992, of record in Deed Book 6203, Page 239, in the Office of the Clerk of Jefferson County, Kentucky, and by the death of his wife and co-grantee, Marjory H. Yater on November 13, 1998.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable.

Grantor and Grantees do hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantees join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN WITNESS WHEREOF, the said Grantor and the said Grantees have hereunto set their hands this August 9, 2005.

George H. Yater  
(Grantor) George H. Yater

\_\_\_\_\_  
(Grantor)

Anne Elizabeth Long  
(Grantee) Anne Elizabeth Long

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23-CUP-0033

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David Michael Dearer

(Grantee) David Michael Dearer

STATE OF Kentucky

§§

COUNTY OF Jefferson

I hereby certify that the foregoing deed and consideration statement was acknowledged and sworn to before me this 9th day of August, 2005, by George H. Yater, unmarried, Grantor, and Anne Elizabeth Long and David Michael Dearer, wife and husband, Grantees.

Linda B. Lee

Notary Public, Linda B. Lee  
State at Large, Kentucky

My Commission Expires: 05/07/2009

This instrument was prepared by:  
John W. Harpole, Attorney  
Agency Title  
6500 Glenridge Park Place #7  
Louisville, Kentucky 40222

THIS INSTRUMENT PREPARED BY:

John W. Harpole

JOHN W. HARPOLE  
6500 Glen Ridge Park, #7  
Louisville, KY 40222  
502-339-1145

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SERVICES

Document No.: DA2005133007  
Lodged By: AGENCY TITLE  
Recorded On: 08/11/2005 01:09:32  
Total Fees: 217.00  
Transfer Tax: 205.00  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: LATNIL

END OF DOCUMENT

23-CUP-0033

Legal Description

22-CUPPA-0253

Legal Description 1511 Tyler Park Dr

EA GODDARDS SUB REV LOT 40 PRT OF LOT 39 BLK 3

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Letter of Explanation.

22-CUPPA-0253

Letter of Explanation for Proposed STR at 1511 Tyler Park Drive

I am proposing to convert the residence at 1511 Tyler Park Drive into a short term rental property. The property, which includes 3 bedrooms and 2 baths will be used as a short term rental for up to 6 guests. The minimum stay is to be 2 consecutive nights. This property has off-street parking space for 4 cars.

I own and will live in the house next door, so will be readily available to guests if necessary. Converting this property to an income-generating property will allow me to maintain both homes properly, and will help offset the increasing property taxes in this area. It is my desire to keep ownership local while generating income to maintain the property.

This property faces a public park and is located in walking distance to Bardstown Road, so it is well-suited to be a short term rental without increasing vehicular traffic in the area.

I own and manage two single family residences in the Louisville area and am experienced with managing rental property.

Thank you for considering this pre-application for a short term rental at 1511 Tyler Park Drive.

Sincerely,  
Anne Long

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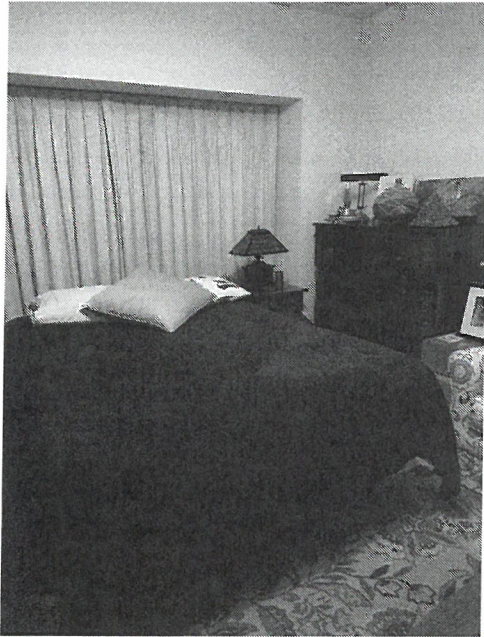
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Bedroom Photos - 1511 Tyler Park Drive 22-CUPPA-0253

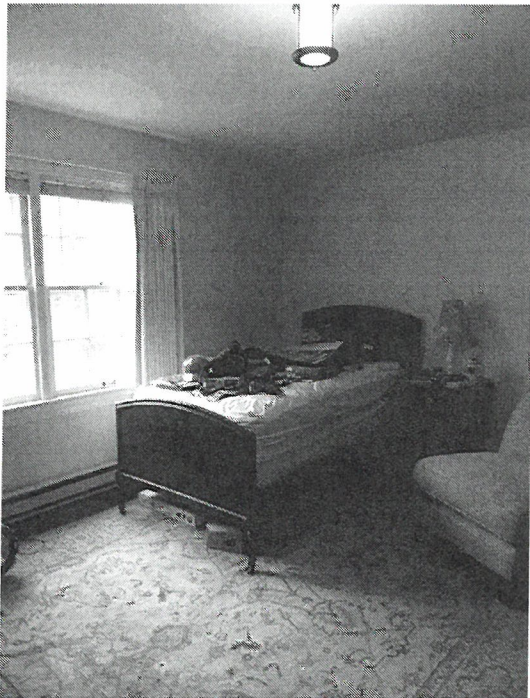
Photos  
1511 Tyler Park Dr  
Bedroom #1



Bedroom #2



Bedroom #3



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Charles and Murielle Zuker  
1446 Rosewood Ave.  
Louisville, KY 40204

William Hause and Lena Kearney  
1525 Tyler Park Dr.  
Louisville, KY 40204

Robert and Kathryn Belcher  
1517 Tyler Park Dr.  
Louisville, KY 40204

Tar Fork Properties  
1505 Tyler Park Dr.  
Louisville, KY 40204

Jason and Jenny Thomas  
1445 Castlewood Ave.  
Louisville, KY 40204

Nathan and Brooke Wachtel  
1420 Castlewood Ave.  
Louisville, KY 40204

Margie Clark Rev. Trust  
1500 Castlewood Ave.  
Louisville, KY 40204

Yeremey Krivoshey  
1506 Castlewood Ave.  
Louisville, KY 40204

Paula and Geraldine Lenzi  
1512 Castlewood Ave.  
Louisville, KY 40204

Mildred Losavio  
1520 Castlewood Ave.  
Louisville, KY 40204

Brian and Kathleen Chandler  
1530 Castlewood Ave.  
Louisville, KY 40204

Harriet Lair Rev. Trust  
1532 Castlewood Ave.  
Louisville, KY 40204

David Burianek  
1509 Rosewood Ave.  
Louisville, KY 40204

Cassie Armstrong, District 8  
601 West Jefferson St., 3rd Floor  
Louisville, KY 40202

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# Neighborhood Mtg. Doc - Meeting Notice - 22-CUPPA-0253

October 2022

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson Cassie Chambers Armstrong:

Anne Long plans to submit a development proposal to request a conditional use permit for 1511 Tyler Park Drive.

This proposal is for one short-term rental unit at the above address. This is a single family 3 bedroom, 2 bath home. The Preapplication Case No. is 22-CUPPA-0253.

In accordance with the procedures of Louisville Metro Planning and Design Services, I 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 me or my 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.

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

Nov. 16, 2022 at 6:00 PM

Location of meeting:  
Louisville Free Public Library  
Highlands-Shelby Park Branch  
Mid City Mall  
1250 Bardstown Rd. #4  
Louisville, KY 40204

*"This meeting is not sponsored nor endorsed by the Louisville Free Public Library."*

At this meeting, I or my representative will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Anne Long

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Neighborhood Meeting Notification Letter 22-CUPPA-0253

23-CUP-0033

Sample Neighborhood Meeting Attendance Sheet

22 CUPPA-22-0253 1511 Tyler Pl Dr.

Nov. 16, 2022 6:00 PM.

Name	Street Address	Zip	Phone	Email
BOB BELCHER	1511 TYLER PARK DR.	04	602-417-5023	BOBBELCHER50@BELLSOUTH.NET

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Neighborhood Meeting 22-CUPPA-0253

November 16, 2022

6:00 PM

LFPL Shelby Highlands Branch

**Summary of the meeting**

Agenda

Introduction

Overview of Project

Questions and Concerns

Distribution of After-meeting flyer

Notes/Minutes

One person in attendance: Bob Belcher

Questions:

- What is a CUP? Is it different from a variance or zoning change?
- How many people do you think will rent at a time?

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