

Property Description

Property Address: 1697 Cheak Street, Louisville, KY 40213

CHEAK ST SW 128.79' "DB 12115 P 283"

Beginning at a pipe in the first turn of Cheak Street Southwest of Poplar Level Road, running thence with the Northeast line of said Cheak Street after the turn, North 33 degrees 40 minutes West 128.79 feet; thence extending back between parallel lines, North 55 degrees 30 minutes East 140 feet to two pipes; the Southeast line of this lot being coincident with the Northwest line of Cheak Street before the turn.

Being the same property conveyed by deed dated August 20, 2021 and of record in Deed Book 12115, Page 283 in the office of the Clerk of Jefferson County, Kentucky

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Letter of Explanation

Property Address: 1697 Cheak Street, Louisville, KY 40213

Record Number: LIC-STL-21-00574

Revenue Commission Number 1012-746930

This property is currently owner occupied by unmarried woman who works in healthcare, rents property on the weekends & occasionally when she is out of town. She is recently engaged & plans to move in with Fiancé so she has started the Conditional Use Permit pre-application process May 2<sup>nd</sup>, 2022.


All parts of the home aside from current locked owner's closet will be rented for use of the short term guests.


The description of Louisville Home away from Home Airbnb Rental: 5 bedroom home featuring amenities including equipped kitchen, indoor pop-a-shot basketball, high speed fiber internet, foosball table, 55 inch smart tvs, front porch with rocking chairs and a porch swing, outdoor fire pit with chairs, hammock, play set, and back deck. House rules include: No Parties, No moving furniture

Close to Zoo, bourbon distilleries, Churchill Downs, airport, fairgrounds and expo center. Offers fiber internet for remote work.

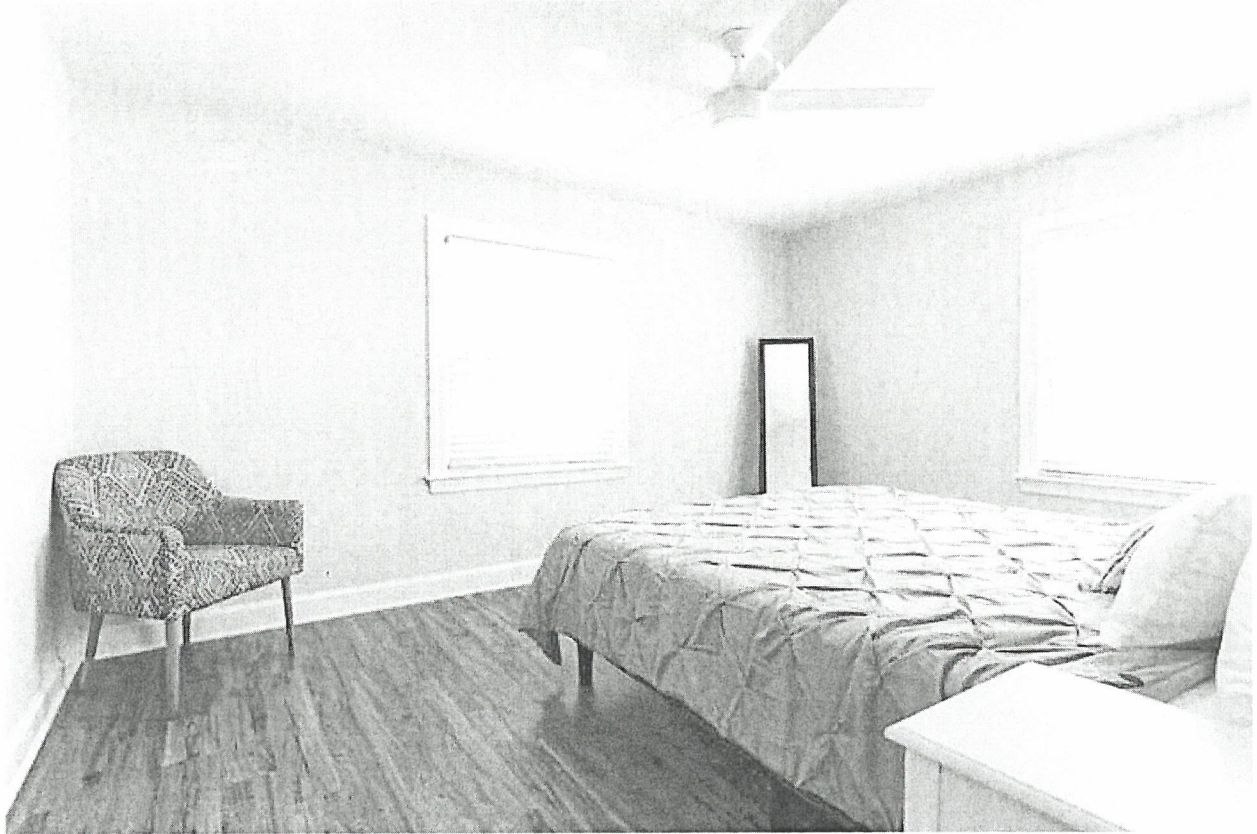
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 OL Net Profit Tax                    \$0.00  
101274-6931  
DEWEY, ANDREA  
1697 CHEAK ST # 0  
LOUISVILLE KY 40213-1464

 Transient Room Tax                    \$0.00  
101274-6932  
DEWEY, ANDREA  
1697 CHEAK ST # 0  
LOUISVILLE KY 40213-1464

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King Bedroom with chair

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Queen first floor bedroom with Desk

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Full Size bedroom

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Queen Bedroom with Daybed

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Basement Bedroom with Mirrored Closet

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5/18/2022

**Neighborhood Meeting Notification Letter**

**To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 10<sup>th</sup> District.**

Property Owner - Andrea Dewey plans to submit a development proposal to request a conditional use permit change for 1697 Cheak Street, Louisville, KY 40213.

Conditional Use Permit for Short Term Rental

- Current owner occupant is requesting Conditional Use Permit – this 5 Bedroom house will allow guests to use property & park in the driveway when renting the unit. Property is set up & furnished for use in this capacity.

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 Planning Commission and/or the Board of Zoning Adjustment.

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

06/7/2022 at 6:00PM

1697 Cheak Street, Louisville KY 40213

At this meeting, Andrea Dewey will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

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Letters to APO & representatives that received notice

Address	Tier	Owner	Need Current Resident Letter?
1685 CHRISTIAN ST	1	David & Melba Metcalf	No
1693 CHEAK ST	1	James Joseph Murr	No
1699 CHEAK ST	1	Mark & Catherine Kaiser	No
1684 CHEAK ST	1	Joaquin Cambray	No
3926 POPLAR LEVEL RD	1	Roman Cathloic Bishop of Louisville	Yes
3940 POPLAR LEVEL RD		Roman Cathloic Bishop of Louisville	X
3938 Poplar Level RD		Roman Cathloic Bishop of Louisville	X
3934 Poplar Level RD		Roman Cathloic Bishop of Louisville	X
3923 POPLAR LEVEL RD	2	Jerome Hall	No
3918 POPLAR LEVEL RD	2	Paula Sharpenstein	No
3925 POPLAR LEVEL RD	2	MARTHA JANE BANTA LIVING TRUST	Yes
2109 JANLYN RD LOUISVILLE KY 40299-1718		MARTHA JANE BANTA LIVING TRUST	X
3929 POPLAR LEVEL RD	2	Sheryl Masterson	No
3931 POPLAR LEVEL RD	2	Michael Schwartz	No
3933 POPLAR LEVEL RD	2	John & Susan Barmore	No
3935 POPLAR LEVEL RD	2	Ronald Nett	No
1683 CHRISTIAN ST	2	Estate of Mary Ann Graham	Yes
1683 CHRISTIAN ST		Estate of Mary Ann Graham	X
1686 CHRISTIAN ST	2	Chas & Ruth Browning	No
1684 CHRISTIAN ST	2	Lads Properties LLC	Yes
3222 DEER POINT PL PROSPECT KY 40059-8138		Lads Properties LLC	X
1682 CHRISTIAN ST	2	William French	Yes
1747 SPRING DR LOUISVILLE KY 40205-1324		William French	X
101 REID AVE	2	Emmett & Barbara Reiter	No
103 REID AVE	2	Marion Walls Jr	No

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1697 Cheak Street STR Neighborhood Meeting 5/24/2022 6PM

Date & Time	Name	Street Address	Zip	Phone Number	Email
5:50 5-24	Marvin + James Hunt	1693 Cheak St	40213	459-8408	None
6:00 5-24	David + Melba	1685 Christian	40213	544-0254	—
6:00 5-24	Thomas Carlo	1685 Cheak St	40213	541-2137	—
5/24	Cathy Kaiser	1699 Cheak St	40213	931-4901	
5/24	Mark Kaiser	1699 Cheak St	40213	993-8571	
5/24	Paula Sharpstein	3918 Poplar Level	40213	456-1977	
5/24	Jeff Mann	1691 Cheak St	40213	502-2984020	

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1697 Cheak Street STR Neighborhood Meeting 6/7/2022 6PM

THANK YOU  
859 035 3774

Date & Time	Name	Street Address	Zip	Phone Number	Email
	Tom Carrico	1685 Cheak St	40213	541-2137	Thomas.Carrico@306mg1
	Cathy Kaiser	1699 Cheak St	40213	931-4901	
	Mark Kaiser	1699 Cheak St	40213	773-8571	
	David Miller	1685 Christian	40213	544-0254	
	Ruth Brown	1686 Christian	40213	452-2962	
	Rachel Shepperson	3918 Poplar Road	40213	554-4080	
	Pat W.R. Jr	3938 PIRAL WIL	40213	295-9820	
	Jim Murre	1693 Cheak St,	40213	459-8408	none

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Marvin B James MUR (1693 Cheak Street) didn't want to sign in

**Neighborhood Meeting Notes & Summary:**

TIME	TOPIC	FACILITATOR
6:00	Arrival & Sign In	Andrea
6:05	<p>Review of Short Term Rental &amp; AirBnB Plan</p> <ul style="list-style-type: none"> <li>- We will have a time for questions, comments, suggestions so please save those until I am complete with the agenda items</li> <li>- Short term rental will be used for guests staying less than 29 days, typical guests for this location include folks coming in for convention, family gatherings, guys trips, girls getaway, and for event stays for festivals or local events such as derby</li> <li>- Reason for use as STR – from experience from myself and visual appearance of other long term rental, guests treat property better, I have eyes on it way more, can make improvements right away</li> <li>- Improved property already including recent improvements to the landscaping – this also kept money in this area, a neighbor’s company was used in that process</li> <li>- Tourism is the 3rd largest industry in Kentucky. Of the \$14.5 Billion* economic impact it generates in Kentucky, \$3.4 Billion** comes from tourism activity in Louisville. According to Louisville Tourism</li> <li>-As a reminder I actually did host a with Pre-Meeting on 5/24 where some concerns were shared – here are the resolutions</li> </ul> <p>Attendance from 5/24 meeting</p> <ul style="list-style-type: none"> <li>• Marvin &amp; James Murr (1693 Cheak street)</li> <li>• David &amp; Mella metcalf (1685 Christian)</li> <li>• Thomas Cadco (1685 Cheak street)</li> <li>• Cathy &amp; Mark Kaiser (1699 Cheak street)</li> <li>• Paula Shaepenstein (3918 poplar level)</li> <li>• 1691 Cheak street</li> </ul>	Andrea

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1697 Cheak Street STR Neighborhood Meeting 06/07/2022 6PM

	<ul style="list-style-type: none"> <li>- Gave number to all attendees in case there was an issue with guests</li> <li>- Request from Neighbors – basketball being used at night – removed hoop &amp; balls on 5/24 out of guest view</li> <li>- Late night use of backyard – changed lights to a timer immediately on 5/24 that shuts off between 11-11:30PM to reduce use late</li> <li>- Out of respect for both sets of neighbors I have gotten 3 quotes for a privacy fence for the property</li> <li>- Discussion with 3 contractors regarding light in our dining room &amp; noise concerns who recommended a privacy bush line</li> <li>- Noise from guests – 5/25 invested and Ordered highly recommended \$300 + subscription noiseaware monitoring system (noiseaware order #2280) with outdoor noise monitoring system as of 6/7 the is on its way 'tracking order' 1Z5W3E310306766997 will be installed as soon as arrives</li> <li>- According to reviews and colleagues use of item. When you get an alert, it's best to notify your guests immediately. Most of the time, the guests aren't aware that they are causing a lot of noise. A simple, friendly message informing your guests of the violation will do in most cases. 75% of noise violations are resolved within 15 minutes and cause no harm.</li> <li>- ✓ Ensured that listing information doesn't allow for party under house rules 'no parties'</li> <li>- ✓ Added language for individual guest message for each guest "As a home in a neighborhood environment, please be considerate of time &amp; noise level if using outside amenities."</li> <li>- ✓ Added language in listing under other details to note "this house is located in a neighborhood environment- please be respectful of noise levels"</li> </ul>	
6:20	Comments or Requests	All
6:40	Closure	Andrea

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**MEETING NOTES:**

<i>Topic</i>	<i>Discussion</i>
<p><b>Comments regarding 5/24 previously discussed with responses</b></p>	<ul style="list-style-type: none"> <li>- Neighbor from 1699 noted that the lights were not turning off correctly at the 11:30 PM discussed time                             <ul style="list-style-type: none"> <li>o Andrea bought new timer so it would be easier to turn on and off with WiFi</li> </ul> </li> </ul>
<p><b>New Comments With responses</b></p>	<ul style="list-style-type: none"> <li>- Concerns about the noise from speakers                             <ul style="list-style-type: none"> <li>o Brought up the noise ware</li> </ul> </li> <li>- Request to add quiet hours in house rules</li> <li>- Wanted to know when the public hearing was – Andrea walked through the process and said they would be getting a letter mailed to their houses regarding the public hearing</li> <li>- 1699 provided a fence quote to Andrea to pay the 1/4<sup>th</sup> of where the property line was – was still getting other quotes that would be discussed</li> </ul>

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