

1337 S 4th St. Louisville
Grounds for the Appeal

Wednesday, December 4, 2019

Dear Appeal Committee

We are the owners of the above multi-family building since 2007. We purchased it as a 9-unit apt. building. We have proof from 1975 and thereafter that this building located at 1337 S 4th St. is 9-unit building. However, we were approved by Planning and design only for eight units.

Attached are relevant supporting docs for that matter.

We would greatly appreciate if a 9-unit approval could be obtained.

Sincerely,


Uri Segev – building owner.

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19- Appeal - 0003

Friday, August 30, 2019

Attn: Louisville Metro Planning and Design Services

My name is Cheryl Fusselman and I am a realtor/resident in the Old Louisville area. I am very familiar with the property located at 1337 S. 4th St. Louisville KY. I was the realtor involved on the last sale of this property in 2007. In addition, I was a resident/tenant of this building 1992-1996.

The property had been a multi-family property for these times frames and many years before under the ownership of Al Lawyer or ALMAR LLC. It has two basement units and seven above-ground units.

Please let me know if you have further questions

502-767-8292

Cheryl Fusselman

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STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

I HEREBY CERTIFY that on this day, before me, personally appeared Cheryl Fusselman who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced ID as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of August, 2019.

September

[Signature]

YISEL SANCHEZ PENA
Notary Public
Kentucky - State at Large
My Commission Expires Dec 4, 2022

NOTARY PUBLIC, State of Kentucky

My Commission Expires

19-Appeal-0003



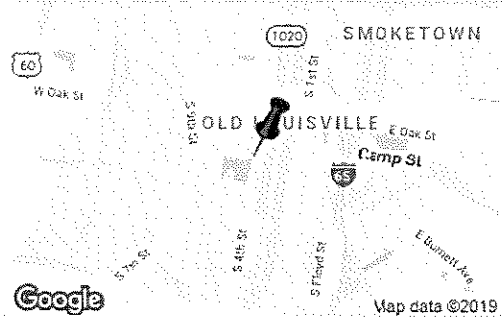
**Mary K Martin,
CRS, GRI**

**Semonin
REALTORS,
Semonin
Louisville
Office**

Selected Listings

1 listings

View Checked (0)



Photos | Map

\$290,000
Closed / 1157028

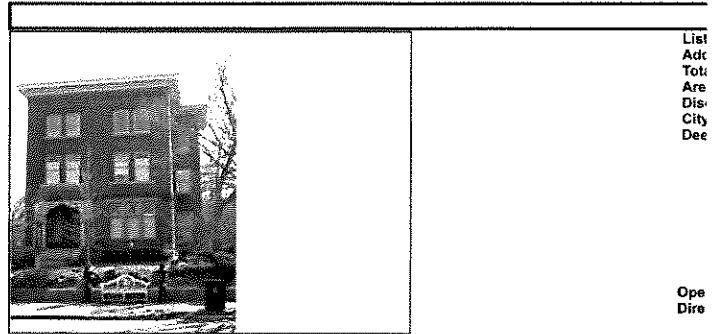
1337 S 4th St
Louisville, KY 40208

Area: 01
Property Sub Type: AP
Subdivision:
HOA \$:
DOM: 150
CDOM: 150
Listing Date: 03/05/2007
Above Grade Finished: 6,307
Street Direction: S
St Suffix: St
Unit #:
Expiration Date:
Original List Price: 345,000
Sold Date: 09/28/2007
Pending Date: 08/02/2007
HOA Primary Contact Phone or Email:
Zip Code: 40208
County: Jefferson

600 N. Hurstbourne
Pky #200
Louisville, KY 40222
502-637-4000
E-Mail

Web Site
License #: 186004

Fantastic location overlooking Central Park surrounded by Bed and Breakfasts and Luxury Condos. This building is an incredible income producer with rarely ever any vacancies, plus five garages for additional income. Current monthly gross income is \$4755 with great potential to increase. Same owners for over 33 yrs. This property is to be Sold as is.



Fantastic location overlooking Central Park surrounded by Bed and Breakfasts and Luxury Condos. This building potential to increase. Same owners for over 33 yrs. This property is to be Sold as is.

Level	Tot	Rms	LR	BR	FB	P
1st Level	2		2	2	2	
2nd Level	3		2	3	3	
3rd Level	2		1	2	2	
Basement			1	2	2	
Total Units:	9	Term/Lease: VARY	Security Deposit:			
Construction:	Brick					
Lot Description:	Corner; Sidewalk					
Exterior:	Deck; Patio; Porch					
Energy:	Window/Wall Unit; Steam Heat					
Utilities:	City Sewer; City Water; Electricity Connected; Fuel:Natural					
Roof:	Metal					
Basement Level:	Living Room: 1; Bedrooms: 2; Full Baths: 2; Kitchen: 2; Refrigerator: 2; R					
Owner Pays:	Electric; Gas; Sewer; Water					
Separate Meters:	No					# of Water Heaters: 1

Sold Price: \$290,000
Sold Price Sqt: \$45.98
Sold Date: 09/28/2007
Sold Terms: Conventional
Pending Date: 08/02/2007

Information is deemed to be reliable, but is not guaranteed. © 2019 **MLS** and **FBS**. Prepared by Mary K Martin, CRS,G

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