



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

November 28, 2022
Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

**RE: Short Term Rental at
111 N Wenzel Street**

Ms. Liu,

Enclosed please find a formal application for the above referenced project. A preapplication for this property was submitted to Louisville Metro Planning and Design Services on October 19th of 2022 and no feedback has been received. We held our required neighborhood meeting on November 17th, 2022 and there was one attendee other than the applicant, operator, and myself. A summary of this neighborhood meeting and the sign-in sheet is included with the application packet as required.

The subject site is surrounded by the development known as Butcher Block which is owned and operated by Andy Blieden. As you know, he has been quite successful in preserving the Butchertown neighborhood's historic building stock while helping to incubate local small businesses. This proposal will allow him to continue this outstanding work.

Integral to this business plan is Jaclyn Journey, who has been renting office, shop and short term rental space in Butchertown for nearly ten years. Jaclyn is an interior and hospitality designer with offices located at 117 N. Wenzel which is just two doors down from the subject site and is a part of the Butcher Block. Jaclyn will be the operator of this short-term rental. She already manages two other luxury short-term rentals in the neighborhood under the name of Paire Hospitality, which have both maintained 5 star reviews on Airbnb and have been featured nationally in publications like Architectural Digest and Apartment Therapy. Her proximity to the subject site will help her to keep an eye on things and make sure the site is being properly taken care of while also adding an extra dose of beauty to this street facing home.

At the beginning of this journey (no pun intended) we discussed the possibility of requesting a change in zoning to commercial to allow a short-term rental on this property by-right. After all, we are surrounded by other commercial development, and it seems to be justified. However, many factors led us toward a CUP with the most influential being approval timeline, and the ability to turn this back to a single-family home in the future if desired. A CUP is the least intense way to achieve the desired use.

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This short term-rental will consist of two bedrooms and a pull-out sofa and could accommodate 4 to 6 guests. Renters will have access to the entire structure. The back bedroom door connects to a shared courtyard putting this rental and one of Jaclyns other properties right next to each other, offering families or groups of friends the opportunity to live like a local in close proximity to each other. There is one on-street parking space in front of the property with other on-street parking available in the direct vicinity. Photographs of the existing home are included. Please note, improvements will be made to the building upon granting of this CUP so these photographs should be considered the "before" condition.

Please let me know if you have any questions. I can be reached at 502-584-6271 or kelli.jones@swlinc.com. Please get us scheduled for the next available BOZA hearing.

Sincerely,



Kelli Jones, PLA
Sabak, Wilson & Lingo, Inc.

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