

6-5-2019

James and Bryant Investments is looking to build out 1 apartment in a detached garage at 126 E Wellington. The garage is roughly 1600 sq feet. The apartments would have garage and off street parking. The garage has access from the alley at this time. Other properties in the area have carriage houses or apartments in the rear so this should conform with other properties in the area.

Thank you

Jason James

RECEIVED
JUN 11 2019
PLANNING &
DESIGN SERVICES

19C0P1143

9-30-19

3. To advise the property owners, neighborhood group representatives, expressing interest in this area and micro-entrepreneur 21st district.

James and Bryant Investments LLC/ Jason James plans to submit a development proposal to request a conditional use permit for 126 E Wellington Ave Louisville Ky 40214.

The proposal is to build out/remodel 126 E Wellington Ave house and garage apartment into a short-term rental at an existing location of 126 E Wellington Ave. The short-term rental is to be a 3-bedroom house and a 3-bedroom garage apartment with off street parking.

Owner occupation: Real Estate Investor

Number of dwelling units: There are 2 structures on the property each with 3 bedrooms. The main house will have 2 bathrooms.

All of the dwelling units will be short term rental.

Our goal is to create a wonderful short-term rental experience while improving the neighborhood. We will be making a substantial investment into this property to improve it. This will not only increase the value of the houses in the area but it will also increase the quality of life as this area is a heavily long-term rental area. We will fully remodel the house and the garage to convert it into a lovely 3-bedroom apartment. With plenty of parking and a wonderful layout we feel this will be an asset to the community.

RECEIVED
OCT 25 2019
PLANNING &
DESIGN SERVICES

19-1 CUP # 0225
0224

9-30-2019

To the adjoining property owners, neighborhood group representatives expressing interest in this area and metro councilperson 21th district.

James and Bryant Investments LLC/ Jason James plans to submit a development proposal to request a conditional use permit for 126 E Wellington Ave Louisville Ky 40214.

The proposal is to build out/remodel 126 E Wellington Ave house and garage apartment into a short term rental at an existing location of 126 E Wellington Ave. The short term rental is to be a 3 bedroom house and a 3 bedroom garage apartment with off street parking.

In accordance with the procedures of the Louisville metro planning and design service, we have been directed to invite you to discuss this proposal before and 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 board of zoning adjustment.

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

Oct 15th at 6:00pm

At

126 E Wellington Ave
Louisville, KY 401214

At this meeting, James and Bryant Investments LLC will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and share your thoughts.

Meeting notes for 126 E Wellington

The neighbors had the following questions.

How many people will be allowed to stay in the units? *I told them a total of 16 per the paperwork I received from the city.*

How will they know who is supposed to be in the units and who is not? *I told them that they really have no way of knowing. I told them that the host will use the online services to vet and make sure they folks we allow to stay in our units are highly rated and going potential visitors. I explained that the site has rating system and that they want to be in good standing so that they can rent in the future. I also explained that the renters will have large deposits.*

Where will they park? *I explained that we have off street driveway parking, garage parking and street parking. I explained that we have more than enough parking and that our house rules will require them to park in the drive and garage first.*

Who is going to take care of the exterior of the home? *I explained that I will have a service that is maintaining the exterior of the property as well as the inside.*

Who do they call if they have an issue with one of the people staying in the unit? *I explained that the host or I will be the point of contact. I explained that we will have house rules and our renters will be required to follow them or be asked to leave.*

Will I or the host be available at all times if there is an issue? *I told them yes as this is our business and we must be available to the renters as well as any other folks that have issues.*

Will we allow pets to stay in the units? *I told them maybe not in the beginning but later if this works out well for us.*

RECEIVED
OCT 25 2019
PLANNING &
DESIGN SERVICES

19 - E CUP - 0224

Meeting Attendance Sheet

G:\Planning\Planning Resources\How to

Name	Street Address	Zip	Phone	Email
Troy Gibbs	132 E Wellington	40214	366-8358	
Dorothy & James Pitts	115 E Wellington	40214	859-240-0125	
Jake Pelfrey	128 E. Wellington	40214	365-2012	
MICHAEL WILSON				

RECEIVED

OCT 25 2019

PLANNING & DESIGN SERVICES

19 - CUP - 0224