

Letter of Explanation for Proposal

RE: 19-CUPPA-0110
Denison Short Term Rental
1226 E Breckinridge Street
Louisville, KY 40204

10/14/2019

To Whom it May Concern:

Thank you for taking the time to review our proposal to gain a Conditional Use Permit for a Short Term Rental at the property located at 1226 E Breckinridge St, Louisville, KY 40204. As the owners of this property, we are taking large steps to restore this home back to its original, late 1800s beauty. Our plan is to restore everything as close to its original state as possible, maintaining the charm and character this Upper Germantown home has to offer. With that said, this property, currently zoned R-6 will be kept as a single family home, only allowing the full dwelling to be rented at one time. Currently, the home sits next to, across and adjacent to properties all zoned Commercial of some sort. We feel that the addition of this short term rental will not only add value to the neighborhood by maintaining the integrity of its original condition, but also fitting in with its surrounding properties and local businesses.

The addition of the revamped Louisville Urban Government Center, directly across the street from the property will soon add new residential, commercial and restaurant spaces to the area. The proposed main thoroughfare will enter and exit this development just across the corner from our property. We believe this addition to the community, in conjunction with our short term rental will allow non-local visitors a better chance to submerge themselves into the Germantown/Paristown Pointe area, vital for this area's future growth.

Thank you for your time,

King Denison Properties

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September 19th, 2019

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 4th District.

King Denison Properties, plans to submit a request to obtain a Conditional Use Permit for 1226 E. Breckinridge Street, Louisville, KY 40204.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this request 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 owners of the property. 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:

October 10th, 2019 at 7:30pm

Highlands/Shelby Park Library
1250 Bardstown Rd
Louisville, KY 40204

At this meeting, we, the owners of the property, will explain the request and then discuss any concerns you may have. We encourage you to attend this meeting and share your thoughts.

Sincerely,

King Denison Properties

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Meeting Minutes

RE: Short Term Rental CUP 19-CUPPA-0110
1226 E Breckinridge St
Louisville, KY 40204

Location:
Highlands/Shelby Park Library
1250 Bardstown Rd
Louisville, KY 40204

Date/Time:
October 10th, 2019 at 7:30pm

Attendees:

Tiffany and Justin Denison (property owners)
Lizabeth Calenberg (adjacent property owner)

Summary:

Ms. Calenberg presented the owners with a few questions as to how the property, currently under construction, would be finished out. She also presented questions on how the short term rental planned to be managed, by whom, etc. Property owners and Ms. Calenberg discussed the house rules planned for the property, emergency contacts, projects rents/occupancy rates, and a number of other neighborhood trends related to real estate. It was a very informative meeting between the two parties, Ms. Calenberg was in favor of the proposed plan, so long as the current rules and plans for the property were maintained.

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