

July 10, 2018

Letter of Intent: 1933 Alfresco Place, Louisville, KY. 2005

Dear Neighbor,

Key Source Properties is submitting this Letter of Intent on behalf of our client and owner of 1933 Alfresco Place.

We are seeking a conditional user permit (CUP) from the City of Louisville to use this property for short-term and vacation rentals. We will be holding a neighborhood meeting at the property to allow for questions about the use or management of the property. The meeting will be held at 1933 Alfresco Place on Wednesday, July 25, 2018, at 5:30 PM.

If you cannot make the meeting and have questions about short-term rentals or the property use, please e-mail: [hello@KeySourceProperties.com](mailto:hello@KeySourceProperties.com)

We apologize for having to reschedule this meeting and for any inconvenience the reschedule may have caused.

Sincerely,

Jonathan Klunk  
CEO, Key Source Properties



18CUP1078

# Conditional Use Permit (CUP) Neighborhood Meeting

Guest Sign In Sheet

1933 Alfresco Place | July 25, 2018

Name	Address	E-mail
Joe Hummel	1931 Alfresco	Jhummel@lyncbox.com
Jim LEASON	1939 ALFRESCO	JCLEASON@HOTMAIL.COM
Will HEINEMAN	1929 ALFRESCO	WHEINEMANWP@GMAIL.COM
Tony BURGER	1927 ALFRESCO	JOHNBURGERIII@ATTNET
Chris Grantz	1919 Alfresco	CRGrantz@gmail.com
John Grantz	1849 Alfresco	HappyHomeshow@gmail.com
Bill Kirby	1916 Rutheford Ave	W8A5X3@hotmail.com
Kathy Heineman	1929 Alfresco PL	SIS3175@hotmail.com
Janet Steffens	1937 Alfresco Pl	jnsteffens@aol.com
Charlene Leason	<del>1939</del> Alfresco Pl	jleason@netcom.net

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Joseph & Jennifer Hummel  
1931 Alfresco Place  
Louisville, KY 40205

Mary Hughes  
1935 Alfresco Place  
Louisville, KY 40205

Wm. David Nofsinger  
1932 Alfresco Place  
Louisville, KY 40205

Richard Linker  
1930 Alfresco Place  
Louisville, KY 40205

Catherine Logsdon  
1968 Richmond Drive  
Louisville, KY 40205

Wm. Kannapel  
1966 Richmond Drive  
Louisville, KY 40205

Gary & Marie Haley  
1970 Richmond Drive  
Louisville, KY 40205

Mark VanAmburgh  
1964 Richmond Drive  
Louisville, KY 40205

Mary Heineman  
1929 Alfresco Place  
Louisville, KY 40205

Janet Steffens  
1937 Alfresco Place  
Louisville, KY 40205

Roman Catholic Bishop of Louisville  
1934 Alfresco Place  
Louisville, KY 40205

Raymond Keijner  
1926 Alfresco Place  
Louisville, KY 40205

Beth Jones  
444 S. 5<sup>th</sup> Street, Suite 300  
Louisville, KY 40202

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**Jones, Beth A.**

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**From:** Jonathan Klunk <jonathan@keysourceproperties.com>  
**Sent:** Thursday, July 26, 2018 7:44 AM  
**To:** Jones, Beth A.  
**Cc:** Linda Stephens  
**Subject:** Re: 18CUP1078 Alfresco Place

Beth,

We held our neighborhood meeting last night for 18CUP1078. Ten (10) people were in attendance. Several were against the house being used as a short-term rental for reasons such as parking, safety of children, and guests potentially being a disruption to the neighborhood. Others were neutral or almost supportive. Those against expressed concern with our inability to know whether a guest will have 2 or 4 vehicles and the total number of people staying in the house, which we told them we limit to 6 (house can legally sleep 8). I took a few photos of the street at 6:15 PM, following the meeting. There were at least 25 available parking spots within 200 feet of the house, not including the other side of the street, where parking is not available 24/7, because of the drop off spots for the church/school. I expressed there would be no more vehicles than is the house was being used as a single family residence for an adult family.

Nothing that was said provided remedy enough to calm their concerns, but all questions were answered. I mentioned we professionally manage over 60 listings locally, and that we have never had a problem, and that we can utilize off duty police officers in the event of an after-hours complaint or issue. They were still not satisfied. I believe this is a case of "we don't want this on our block", which is not a valid argument in opposition of a STR CUP.

Are you available tomorrow for our meeting and to file the formal CUP application?

Thank you,  
Jonathan

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**From:** Jones, Beth A. <Beth.Jones@louisvilleky.gov>  
**Sent:** Tuesday, July 10, 2018 9:14:18 AM  
**To:** Jonathan Klunk  
**Subject:** RE: 18CUP1078 Alfresco Place

You too.

**Beth Jones, AICP**  
Planner II  
Planning & Design Services Department of Develop Louisville  
**LOUISVILLE FORWARD**  
444 S. Fifth Street, Suite 300  
Louisville KY 40202  
502-574-6019

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