

Letter of Explanation – 19CUP1025

1012 Hull Street

Mary Anne Baker, owner of 1012 Hull Street, is a retired university administrator and professor. This property was purchased in December 2013 as an investment property. It is a single-family home with a detached two-car garage. Dr. Baker, through her daughter as her representative, are applying for a Short-term Rental permit with the Louisville Metro Government for the address above. The house has two bedrooms, two and a half bathrooms, and a finished basement. The house would be rented out in full to a single booking at one time. Key Source Properties has been contracted to manage the day-to-day responsibilities for the short-term rental so that any neighbor or renters' concerns can be quickly and professionally addressed.

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NEIGHBORHOOD MEETING NOTIFICATION

DATE: March 11, 2019

TO: Adjoining Property Owners, Neighborhood Group Representatives expressing interested in this area and Metro Councilperson for 4th District

FROM: Mary Anne Baker plans to submit a development proposal to request a conditional use permit for 1012 Hull Street as a short-term rental

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will ne an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer and her representatives. 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:

Wednesday, March 27, 2019, at 6:00 pm

012 Hull Street, Louisville KY 40204.

At this meeting, Mary Anne Baker and her representatives will explain the proposal; and then discuss any concerns you have. We encourage you to attend this meting to share your thoughts.

Sincerely,

Mary Anne Baker

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Cc: Hon. Barbara Sexton Smith, Council Member, District 4
Jon Crumbe, Case manager with Division of Planning & Design Services
Justin Reid, Key Source Properties

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1012 Holl St. Neighborhood Meeting March 27, 2019
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Neighborhood Meeting – 19CUP1025

1012 Hull Street

A neighborhood meeting was held on March 27, 2019 at 6:00 pm as part of the pre-application process for Case No. 19CUP1025. The two adjoining neighbors on the left and right of the property attended – Mr. Philip McKinley and Mr. Jensen Godfrey. Also in attendance was Mary Anne Baker, property owner, her daughter Margaret Anne Baker, the Applicant for the permit, and Justin Reid, the property host with the company Key Source Properties.

Mr. McKinley and Mr. Godfrey both voiced concerned about the parking given the limited spaces on the street and proximity to Gravely Brewing Company. We responded that the listing for the property would require any renters to use the two-car garage prior to using any on-street parking spaces.

They also raised concerns about potential noise and parties at 1012 Hull Street. We explained that there would be a strict no noise after 10pm rule in the listing. Neighbors would have the direct contact information for Key Source Properties for any complaints so that they would be addressed promptly and professionally.

Lastly, Mr. Godfrey mentioned he preferred regular neighbors that you could get to know and build a community with rather than short-term renters.

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