

23-008-0007

In Reference To:

3005 Rodman Street
Louisville, KY 40208

To all whom it may concern & The Planning & Design Committee,

This property at 3005 Rodman Street is currently zoned R6 Residential / Multifamily Use. As it sits, the property is in major disrepair and demolition has already begun to remove much of the rot and decay (it was unsafe as it stood.)

We are proposing to restore the building to a multi-unit short term rental space.

- The property is currently a single family home and we're proposing turning it into a duplex.
- One unit will have 2 bedrooms and the other unit will have 1 bedroom.
- The owner is Evan Lamb of Magnolia & Pine, LLC.
- All of the dwelling (both units) would become Short Term Rentals.

Currently the area holds very few short-term rentals and this region of Louisville supports the creation of additional rental spaces. Within a 2 mile radius is Churchill Downs, the University of Louisville's Cardinal Stadium, the fairgrounds where many of our city's biggest festivals take place, The Speed Art Museum as well as many highly overlooked developing commercial areas.

This area is often overlooked in Louisville's tourism industry and we're hoping to create a stronger tourism presence with the inclusion of local guidebooks we personally create and offer each guest. These guidebooks encourage tourists to explore their more immediate regions as well as some of our cities greater claims to fame. Our other short term rental property (already approved) at 1255 Helck Avenue has been well received by the surrounding neighborhood/governmental officials and we hope to continue in creating positive relationships within our communities.

Thank you for your consideration,

Evan & Shelby Lamb of

Magnolia & Pine LLC.

Please see next pages for interior mock up and bedroom photos & note that this property is currently undergoing a full renovation. We have just completed a roof replacement, and plumbing and electrical are being done now. The new framing reflects the floor plan on the next page.

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