

February 15, 2023

We, William Gilbert and Dale Strange, current owners of the following property, wish to apply for approval for a Bed and Breakfast to be operated at 1355 South Third Street in Old Louisville. The building was built in 1899 by Gilmer Speed Adams as a residence. Following his death it was later given to the Red Cross to become their state headquarters in 1938. The Red Cross additionally acquired the neighboring property, joining and expanding both buildings into the current configuration. Later the property became business offices and apartments, and we acquired the property in 1993.

We then began our extensive renovations with the long term goal of making it suitable for an elegant bed and breakfast business. The following are our enhancements to the property:

- Six en suite rooms with additional rooms in two carriage houses and a rear apartment
- Central air and radiators for steam heat
- A large kitchen with generous storage, two stoves, food prep sink, one deep double sink for cleanup, two divided islands, granite countertops, and easily accessibility to the private parking in the rear.
- First floor large foyer with a grand staircase, living room/parlor, library/music room, dining room, and grand staircase.
- A rear breakfast room
- A large multipurpose room currently used for TV viewing and an additional conversation area
- Large remodeled laundry room
- Rear apartment which could function as a caretaker's apartment
- Courtyard with fountain, and additional sitting area on the south side of the building
- Abundant off-street parking for up to 43 vehicles

After acquiring the property, this building gradually became our residence and ceased being used for offices. In our experience the building functions extremely well for entertaining, causing minimal intrusion on the neighborhood due to the aforementioned dedicated parking lot and courtyard configuration if the buildings. In addition, there would be no exterior modifications of the building and the property would continue to serve as a distinctive architectural gem in the Old Louisville neighborhood. We think this building is ideally suited as a bed and breakfast property.

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To: Louisville Metro Planning and Design Services

Re: Neighborhood Meeting for a Conditional Use Permit

On February 15, 2023, at 6:00 p.m., a meeting was held to present to the neighbors our intention to apply for a Bed and Breakfast business at 1355 South Third Street. There were 7 neighbors in attendance, though 102 letters were mailed to Tier 1 and 2 locations.

Everyone present was supportive about a Bed and Breakfast to be located in this location. General questions included the number of rooms, parking questions, the name, and how soon the business might be in operation. One question we were unable to answer was the distinction between a Bed and Breakfast and an Inn. It was also pointed out that formerly The Old Louisville Inn was located in the building next door that is now currently used for apartments.

There were no negative comments or questions, and all in attendance agreed that this would be an appropriate use for this property.

Sincerely,

Bill Gilbert, owner
1355 South Third Street

Dale Strange, owner
1355 South Third Street

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January 31, 2023

To Property Owners, Neighborhood residents, and Neighborhood Group Representatives who express an interest in this neighborhood:

Bill Gilbert and Dale Strange plan to submit a conditional use permit for **1355 South Third Street**.

The above owners wish to obtain approval from the Planning Commission for a Bed and Breakfast business at that address.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to a meeting to discuss this proposal prior to an application being submitted. This will be an informal meeting and its purpose is to give you the opportunity to review our plans and to ask questions or express concerns.

The meeting to discuss this proposal will be held as follows:

February 15, 2023

6:00 p.m.

1355 South Third Street

We encourage you to attend this meeting and share your thoughts. If you have questions prior to this meeting, you may contact us at **502-635-1710** (Century Court Properties).

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Attendance Sheet
February 15, 2023

Bed and Breakfast Proposal 1355 S. 3rd Street

Name	Street Address	Zip	Phone	Email
Bryan Bates	1359 S. 3rd St	40208	502-477-6961	kycres8en@gmail.com
Mike + Judy Seal	1362 S 3rd	40208	214-879-0828	judyseal@igloo.com rephillips1201@gmail.com
Rebecca Hillig	1346 S 2nd St	40208	817-946-5503	bandreus@729@gmail.com
Lisa Andrews	1346 S. 2nd St	40208	502-753-9220	luxurgreentalslouisville@gmail.com
Elben Archer	1348 S. 3rd St	40208		

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