

9 May 2019

**To:** Louisville Metro Planning and Design Services

**From:** Quinn and Michelle Fischer

**Subject:** Letter of Explanation for Short Term Rental Permit (19CUP1064)

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In accordance with the permitting process, this letter is to notify the Louisville Metro Planning and Design services with an explanation of our proposal.

This proposal is to obtain a Short-Term Rental Permit for our single-family dwelling located at 4629 S 3<sup>rd</sup> St, Louisville, KY 40214. The dwelling is a 4-bedroom unit that will accommodate up to 12 guests. The unit will be used as a single rental for a single group of renters for each period it is rented.

The current owners, Quinn and Michelle Fischer, reside in Columbus, Ohio, where they are both pilots for Southwest Airlines and the Ohio Air National Guard. Quinn was born and raised in Louisville, KY and still has many family members in the area. This property will be used by the owners when visiting family in addition to the proposed short term rental.

The unit will be managed by Cousins BnB, which is a host listed on the application. Additionally, we have a local contact, Megan Harlow, who will be available to address any problems that might arise if the owners are not readily available to remedy any situations. Further, family members in the area have offered to provide assistance in the event Megan is unavailable.

We look forward to contributing to the Louisville economy and watching such a wonderful city grow and thrive.

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## House Rules

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*We ask that you treat our home with the same respect that you do your own.*

- *This is a non-smoking home. If you do smoke we ask that you do so outside away from the house and that you properly put out and dispose of the cigarette outside.*
- *Please be respectful and limit outside noise after 10pm.*
- *The house is equipped with a Nest for our thermostat. Wave your hand in front of it to activate the screen. Turn the unit left or right to adjust the temperature.*
- *Linens for the sofa bed are located in the master bedroom closet.*
- *Please utilize hooks to re-use towels.*
- *Iron and ironing board are located in the master bedroom closet.*
- *Write a note in your journal about your experience.*

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CousinsBNB

19CWP1064

April 23, 2019

**To:** Adjoining Property Owners and Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 21<sup>st</sup> District.

**From:** Quinn and Michelle Fischer, owners

**Subject:** Conditional Use Permit to allow short term rental at property address: 4629 S. 3<sup>rd</sup> St, Louisville, KY 40214

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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 be an informational meeting to give you the opportunity to review the proposed plan and discuss the proposal with the owners/applicants of this 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 proposal will be held on:

Date: May 8, 2019

Time: 6pm

Location: 4629 S 3<sup>rd</sup> St, Louisville, KY 40214

At this meeting, Quinn & Michelle Fischer will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and share your thoughts.

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8 May 2019

Subject: Meeting Minutes – Neighborhood Meeting 19CUP1064

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The meeting was held at the subject property, 4629 S 3<sup>rd</sup> St, Louisville, KY 40214. In addition to the property owners (Quinn and Michelle Fischer) and the property manager (Hayse Grace of Cousins BnB), were 9 of the Tier 1/Tier 2 neighbors and the Metro Council District 21 Councilwoman, Nicole George.

The meeting started on 8 May 2019 at 6pm local time. It started with introductions and conversation as the interested parties arrived. When we were sure all parties arrived, the meeting was commenced. This started with introductions and background info for the owners, Quinn and Michelle Fischer, and an introduction of the property manager, Hayse Grace, representing Cousins BnB. Upon the completion of introductions, the floor was opened to questions, comments, and concerns.

Questions posed were as follows:

Q: How many occupants will be allowed to stay at the residence at any given time? Also, will multiple parties be allowed to book at the same time?

A: A maximum of 12 occupants will be allowed to stay at any given time per the formula 2x# bedrooms, plus 4. Not more than one party can book the place during the same time.

Q: How will you prevent parties and/or loud groups?

A: Our house rules dictate that our place is noise sensitive later than 10pm. Our home is equipped with a noise monitor, both inside and out. This will send a notification to the property manager with any sustained noise levels beyond a predetermined level (must be sustained more than two minutes). At that point, the property manager will contact the guests to discuss the violation and forfeiture of their deposit. This method has been proven successful with their other properties (to which they currently manage nearly 40 properties in various locations).

Q: Who will be staying? How will you manage/monitor the guests that will be staying? How many people will be coming through here?

A: We (Cousins BnB) have a very thorough vetting process when determining who can stay at our properties. They must have a proven history with reviews in order to book our properties. Additionally, we price our properties at a high enough rate (after cleaning fees, taxes, etc) such that it restricts many people from staying. Lastly, we have a minimum stay so that we don't have guests staying for just one night. This ensures we keep the highest quality of guests in our homes and in your neighborhoods.

Q: We are looking to list our house as an Air BnB. Why should we support yours if we might be within the new 600 ft perimeter?

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A: From what we can tell, owner-occupied short-term rental permits are different than non-owner occupied. This is something we need to look into.

Q: Are there other uses that this permit can be used for? And, does it transfer with new owners?

A: We are applying for a Conditional Use permit, specifically for Short Term Rentals. We are not seeking to use the permit for anything other than that. We are not aware of it being transferred to any new owners in the event of a sale. From our understanding, this permit will be for the applicant (Quinn and Michelle Fischer) only.

There was a lot of discussion about the crime in and around the neighborhood. Councilwoman George added to the discussion by making note of the condition of the property now and how it compared to the condition it was in several months ago (previously, 'squatters' occupied the property...it has since been remodeled and has a possibility to add to the community).

Neighbors had concerns of the potential of a short term rental driving up housing costs, making housing less affordable for those with lower incomes. They also voiced concerns with a short term rental home as their 'neighbor'. This was met with the fact that it prevents a 'squatter' from taking shelter in the home. Additionally, the owners have a network of local support to ensure the property is properly maintained even while they are not present. (Local family and cleaner/maintenance personnel)

Upon the conclusion of the meeting, attendees socialized with one another and asked questions on a one-on-one basis with the owners, property manager, and councilwoman George. The meeting was adjourned at approximately 7pm.

Attendees:

Jennifer Selent, 4621 S 3<sup>rd</sup> St, Louisville, KY 40214

Terry & Judy Stinson, 4623 S 3<sup>rd</sup> St, Louisville, KY 40214

Allison Scott-Eagan & Chris Eagan, 4626 S 2<sup>nd</sup> St, Louisville, KY 40214

Joshua & Stephanie Hunt & Family, 4631 S 3<sup>rd</sup> St, Louisville, KY 40214

Nicole George, 21<sup>st</sup> District, 4517 Southern Pkwy, Louisville, KY 40214

Quinn & Michelle Fischer, 4629 S 3<sup>rd</sup> St, Louisville, KY 40214

Hayse Grace, Cousins BnB, Nashville, TN

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CousinsBNB

4629 S. 3<sup>rd</sup> St.

A CousinsBNB Property  
cousinsbnb.com



4629 S. 3<sup>rd</sup> St.  
Louisville, KY 40217

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CousinsBNB

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# Contents

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# Welcome

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Hello!

Thank you for choosing to stay with us! We wanted to welcome you to our home and we hope that you enjoy your time in Louisville! We hope you feel right at home and comfortable staying with us! In this book you'll find all the information for the house, the area and our favorite local places.

Our neighborhood is quiet and we ask that you monitor noise levels in the evening after 10pm. Please kindly lock the doors when leaving the house.

If you have any questions or need anything at all please don't hesitate to contact us at 615.301.8720.

If you loved your stay with us, please visit our company website at [cousinsbnb.com](http://cousinsbnb.com) to make your next booking and save those booking fees!

Enjoy your stay!

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# WIFI Password

Network: MySpectrumWiFi83-2G/5g  
Password: nestvalley264

# Home Address

4629 S. 3<sup>rd</sup> St.  
Louisville, KY 40217

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Checking- In

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Check-in is from 3 PM  
Check-out is at 10 AM

*Parking Information*

Do not park any cars on the street. You can turn into the driveway located off of S. 3<sup>rd</sup> St. there is an additional back entrance to the house. Turn left on Woodlawn off of S. 3<sup>rd</sup> St., take the first left down the alley way, 3<sup>rd</sup> house on the left.

*Checking- In*

**TO UNLOCK**, enter the code and press the lock button. **TO LOCK**, press the lock button.

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## House Rules

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## Places to Eat

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THE BROWN HOTEL | ADDRESS: 335 W BROADWAY, LOUISVILLE, KY  
(DOWNTOWN)

O'SHEA'S IRISH PUB | ADDRESS: 956 BAXTER AVE, LOUISVILLE, KY (THE  
HIGHLANDS)

PATRICK O'SHEA'S | ADDRESS: 123 W. MAIN STREET, LOUISVILLE, KY  
(DOWNTOWN)

FEAST BBQ | ADDRESS: 909 E. MARKET STREET, LOUISVILLE, KY (NULU)

HARVEST LOUISVILLE | ADDRESS: 624 E MARKET ST, LOUISVILLE, KY  
(NULU)

FEAST BBQ | ADDRESS: 909 E. MARKET STREET, LOUISVILLE, KY (NULU)

BOURBON BARREL FOODS | ADDRESS: 2710 FRANKFORT AVE,  
LOUISVILLE, KY (CLIFTON)

GRALEHAUS: ADDRESS: 1001 BAXTER AVENUE, LOUISVILLE, KY (THE  
HIGHLANDS)

EIDERDOWN | ADDRESS: 983 GOSS AVENUE, LOUISVILLE, KY  
(GERMANTOWN)

FOUR BEGS BEER LOUNGE | ADDRESS: 1053 GOSS AVE, LOUISVILLE,  
KY (GERMANTOWN)

BUTCHERTOWN GROCERY | ADDRESS: 1076 E WASHINGTON ST,  
LOUISVILLE, KY (BUTCHERTOWN, DUH)

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## Grocery Stores

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### **DONGAR FOOD MART & DELI**

1397 S. 2<sup>ND</sup> ST. LOUISVILLE, KY 40208

### **KROGER**

3165 S 2<sup>ND</sup> ST. LOUISVILLE, KY 40208

### **PRESTON CORNER**

2044 S. PRESTON ST. LOUISVILLE, KY 40217

## Shopping

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### **Central Station**

3165 S 2<sup>nd</sup> St. Louisville, KY 40208

### **MidCity Mall**

1250 Bardstown Rd #5, Louisville, KY 40204

## Liquor Stores

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### **Stop N Go Smokes & Liquor**

427 Warnock St.

### **Beverage Warehouse**

3139 S. 2<sup>nd</sup> St.

### **Cardinals Liquor & Tobacco**

2633 S. 4<sup>th</sup> St.

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## Things to Do

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### **CHURCHILL DOWNS**

700 CENTRAL AVE, LOUISVILLE, KY 40208

### **KENTUCKY DERBY MUSEUM**

704 CENTRAL AVE, LOUISVILLE, KY 40208

### **DERBY CITY GAMING**

4520 POPLAR LEVEL RD, LOUISVILLE, KY 40213

### **CONRAD'S CASTLE**

1402 ST JAMES CT, LOUISVILLE, KY 40208

### **ANGEL'S ENVY DISTILLERY**

500 E MAIN ST, LOUISVILLE, KY 40202

### **COPPER & KINGS AMERICAN BRANDY DISTILLERY**

1121 E WASHINGTON ST, LOUISVILLE, KY 40206

### **YUM! CENTER**

1 ARENA PLAZA, LOUISVILLE, KY 40202

### **KENTUCKY KINGDOM**

937 PHILLIPS LN, LOUISVILLE, KY 40209

### **MEGA CAVERNS**

1841 TAYLOR AVE, LOUISVILLE, KY 40213

### **LOUISVILLE SLUGGER MUSEUM**

800 W MAIN ST, LOUISVILLE, KY 40202

### **WATERFRONT PARK**

401 RIVER RD, LOUISVILLE, KY 40202

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**HERE ARE SOME OF MY FAVORITE THINGS YOU SHOULD KNOW ABOUT LOUISVILLE, KENTUCKY.**

LOUISVILLE HAS THE BEST TAP WATER. LIKE, THE COUNTRY VOTED, AND WE WON. IT'S CLEAN AND A LITTLE BIT SWEET, AND AT SOME POINT DURING YOUR VISIT, IF YOU HAPPEN TO MENTION WATER IS IN LOUISVILLE WITHIN EARSHOT OF A RESIDENT, CHANCES ARE THEY'LL JUMP IN AND ENTHUSIASTICALLY AGREE. WE LOVE TALKING ABOUT HOW GOOD OUR WATER IS, AND WE'RE REALLY PROUD OF IT!

A BUNCH OF FAMOUS PEOPLE ARE FROM LOUISVILLE, AND EVERYONE IN LOUISVILLE CAN RATTLE OFF A LIST OF THEIR FAVORITES. MUHAMMAD ALI, TOM CRUISE, HUNTER S. THOMPSON, THE LIST GOES ON AND ON. BUT IF YOU'RE CURIOUS, JUST LOOK AROUND LOUISVILLE FOR THE GIANT MURALS CELEBRATING OUR FAMOUS LOUISVILLIAN HEROES: EVERYONE FROM JENNIFER LAWRENCE TO DIANE SAWYER HAS THEIR OWN CORNER OF A BUILDING HIGH ABOVE LOUISVILLE!

THE OFFICIAL DRINK OF THE KENTUCKY DERBY IS THE MINT JULEP. THE OFFICIAL DRINK OF LOUISVILLE IS THE OLD FASHIONED. THE UNOFFICIAL DRINK OF EVERYONE IN KENTUCKY IS BOURBON! THE MINT JULEP WAS ACTUALLY INVENTED IN WEST VIRGINIA, BUT LOUISVILLE INVENTED THE OLD FASHIONED.

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# Best Neighborhoods to Visit in Louisville

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## **DOWNTOWN LOUISVILLE**

QUICKLY BECOMING KNOWN AS "MUSEUM ROW," DOWNTOWN'S WEST MAIN STREET IS HOME TO NEARLY 10 LOCAL ATTRACTIONS IN ONE HISTORIC NEIGHBORHOOD, LOCATED A BLOCK SOUTH OF THE OHIO RIVER. THESE MUST-SEE ATTRACTIONS INCLUDE THE LOUISVILLE SLUGGER MUSEUM & FACTORY, MUHAMMAD ALI CENTER, FRAZIER HISTORY MUSEUM, KENTUCKY SCIENCE CENTER AND MORE. BOURBON ENTHUSIASTS WILL ENJOY THE EVAN WILLIAMS BOURBON EXPERIENCE AND THIS AREA WILL ALSO BE THE HOME OF MICHTER'S DISTILLERY. ART LOVERS WILL ENJOY: GLASSWORKS, KMAC, 21C MUSEUM HOTEL AND THE KENTUCKY CENTER FOR THE PERFORMING ARTS.

## **THE HIGHLANDS**

LONG KNOWN AS "RESTAURANT ROW," THE HIGHLANDS, BAXTER AVENUE AND BARDSTOWN ROAD ARE HOME TO A NUMBER OF EATERIES OFFERING EVERY KIND OF CULINARY DELIGHT.

## **CLIFTON & CRESCENT HILL**

YOU'LL FIND GREAT RESTAURANTS AND SHOPPING IN CLIFTON & CRESCENT HILL ALONG FRANKFORT AVENUE

## **EAST END**

A DESTINATION FOR SHOPPING, DINING, AND FAMILY FUN!

## **OLD LOUISVILLE**

THIS AREA HAS THE LARGEST COLLECTION OF RESTORED VICTORIAN HOMES IN THE COUNTRY.

## **SOUTH POINTS SCENIC AREA**

THIS AREA HAS THE LARGEST COLLECTION OF RESTORED VICTORIAN HOMES IN THE COUNTRY.

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## **NULU**

*THE EAST MARKET DISTRICT OF DOWNTOWN, ALSO REFERRED TO AS NULU (NEW LOUISVILLE) IS BECOMING KNOWN FOR UNIQUE ART GALLERIES, SPECIALTY STORES, ANTIQUE SHOPS AND A GROWING NUMBER OF LOCAL RESTAURANTS. "THRILLIST" EVEN NAMED NULU ONE OF THE 18 BEST FOOD NEIGHBORHOODS IN AMERICA.*

## **GERMANTOWN**

*GERMANTOWN, ONE OF LOUISVILLE'S OLDEST NEIGHBORHOODS, WAS NAMED AFTER THE INFLUX OF GERMAN IMMIGRANTS WHO FIRST SETTLED THERE IN THE MID 1800S. THE AREA IS DOTTED BY THE LARGEST COLLECTION OF SHOTGUN AND CAMELBACK HOUSES IN THE CITY.*

## **PORTLAND**

*LOCATED NEAR THE OHIO RIVER ON THE WESTERN EDGE OF DOWNTOWN, PORTLAND'S HISTORY IS DEEPLY TIED TO THE RIVER. EARLY ON, IT WAS AN INDEPENDENT RIVER CITY THAT SERVED AS A PORT FOR THE BOATS TRANSPORTING GOODS AND PEOPLE AROUND THE FALLS OF THE OHIO.*

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## Check-Out

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We hope you enjoyed your stay with us! Check out is at **10am** so that we have time to prepare for the next guests.

- Please take all trash out of the house.
- Strip all of the used sheets off the beds and place outside the laundry room.
- Place dirty towels there as well.
- Load the dishwasher and start the dishes.
- Lock all doors.

### *Perishables and Leftovers.*

Just leave your perishables. You'll be on the road or getting on an airplane – it's more convenient for you to leave it.

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## Important Numbers

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In Case of Emergency dial 911

*National Poison Control Center*

1-800-222-1222

*Local Hospital*

University of Louisville

530 S Jackson St. Louisville, KY 40202

*Local Police Department*

Louisville Metro Police Department

502.574.2133

## House Issues

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**4629 S. 3<sup>rd</sup> St.**

**A CousinsBNB Property**

**cousinsbnb.com**

**info@cousinsbnb.com**

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