

From: [Kevin Kouba](#)
To: [Pobiedzinski, Tyler](#); [Ruhe, Betsy](#)
Subject: 4513 S 6th St, 26-CUPPA-0018
Date: Monday, March 16, 2026 1:20:39 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Good morning,

I am writing to request that the application before BOZA for a CUP for this address be DENIED.

This property sits in an unusual setting, abutting a lovely walking court called Top Hill, which our home at 4504 directly faces. The eight homes on that court do not sit on or face any street, instead sharing a small park-like area between them. As such, owners there have been provided a safe and secure sanctuary for a large number of children who can be allowed to play in their front yards with minimal supervision. By adding the opportunity for hundreds of strangers to serially occupy this home on a short-term basis, children will be endangered. Parents will be caused unnecessary harm from worrying and will eventually decide to move. Such panic will cause the neighborhood harm by lowering property values.

Parking for up to eight more cars for 4513 will likely be an issue as well. The property located directly across the street (4506) houses an Oxford House, which has up to 10 residents who are in completing the rehab process. Their numerous cars, plus the cars of their visitors, combined with the usual number of vehicles owned by current residents, will place hardship on us all.

From public records, I see that the owners, Jason and Hope Nelson, may not be the best owners to trust to follow the laws and requirements for operating a short-term property. They own at least five other properties, none of which appear to have the Metro licenses or inspections required on file to be rented in any way. I doubt they are currently empty.

I appreciate the work they have done on the home. I'm sure they'll be able to get a good price for it either as a long-term rental or for sale.

This home needs to remain single-family to protect the fabric and safety of this exceptional block. Please vote no. Thank you for your work.

Peace,

Kevin D Kouba
Richard W Tabb
4504 S 6th Street

cc: Betsy Ruhe

From: [Katie Read](#)
To: [Ruhe, Betsy](#)
Cc: [Pobiedzinski, Tyler](#); [Mattingly, Jude](#)
Subject: 4513 S 6th Street
Date: Thursday, February 26, 2026 1:00:59 PM

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Hi Betsy!

We received a letter dated February 25, 2026 informing us that the property located at 4513 S. 6th Street has submitted a pre-application to operate as a non-owner-occupied short term rental. This property shares a property line with our home, and we are greatly concerned about this becoming a short term rental.

We are against the motion to convert this single family home into a non-owner-occupied STR for the following reasons:

1. The property located at 4513 S. 6th street is a bookend of Hill Top Court, one of two of Beechmont's pedestrian courts. As you know, these pedestrian courts are private, tight-knit communities where our children are frequently playing outside, neighbors are walking their dogs, and are gathering to connect and visit with one another. A short term rental so close to Hill Top Court, Maple Court, and our neighbors on 6th Street is a violation of the community we've built and the closeness we've developed as neighbors.
2. We have many elderly neighbors on the courts and on 6th Street who have lived in their homes for decades. They deserve the peace and quiet they've enjoyed for many years, without the disruption of noisy and unwanted strangers coming in and out of a full-time, non-owner-occupied short-term rental.
3. This home was listed for 15 days before it was under contract with the buyer. This was not ample time to allow a family to purchase the home. The former owner lived there for decades and passed away from a terminal illness. His children were forced to sell the home in a timely manner. As neighbors and friends, we understand what his children had to do in order to settle his estate, however we deserve neighbors who we know and are invested in our community. We do not deserve a revolving door of strangers around our children, our elderly neighbors and our friends. We highly support the repairs and renovations happening on this property, and think that it is best suited as a single family home for a permanent resident, and support the owners in listing the property for sale after renovations are complete.

We will be present at the meeting on Wednesday, March 11, 2026 to further voice our concerns, and ask for your support in opposing this property as a short term rental.

Thank you,

Katie Read & Alec Robertson
2 Hill Top Court

From: [erin_b](#)
To: [Ruhe, Betsy](#); [Mattingly, Jude](#); [Pobiedzinski, Tyler](#); [Rezai, Ashkan](#)
Subject: CUP - 4513 S 6th St
Date: Friday, February 27, 2026 7:46:34 PM

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27 February, 2026

To Whom It May Concern,

I am writing to oppose the approval of the Conditional Use Permit for a non-owner-occupied short term rental (STR) at 4513 S 6th Street, 40214 in Beechmont, KY. This property is located diagonally from our home and we are greatly concerned about potential changes it could bring to our neighborhood.

I have lived in this neighborhood for over 25 years; we spent six years in our first home one block away and have owned our current home since 2008. Part of the charm of this private pocket of Beechmont is our long-term community. Houses rarely come available and residents tend to stay. We have a lovely mix of elders and families, people whose names we know. The walking courts at Hill Top and Maple are used by the neighborhood families and children and residents walking their pets. Because we do not have a street out front, our children are free to run and play. This is not the place for a revolving door of strangers.

While it's lovely that the attorneys representing the new home owners mention they are remodeling the kitchen, that fact is irrelevant. I have never judged our neighbors by the age of their cabinetry. The fact that this is a large home at 3 bedrooms with a basement means the operators of this STR could conceivably sleep 10 or more guests if they choose to put multiple beds in the rooms and/or utilize sleeper sofas and futons. Events at Churchill Downs like Derby and the conventions and music festivals at the Expo Center are naturally a draw for larger groups. All short-term rental owners certainly hope that their tenants will abide by the rules, but that is not always the reality. Potential issues include increased noise, parties, overcrowding, and general safety. If the STR is occupied then there are strangers around our children and pets, yet if it remains unrented there is a vacant house at the end of our street. The people who live in this area deserve the peace and sense of community we have cultivated for years.

The Beechmont neighborhood is very convenient to travelers to our city - walking distance to the track and stadiums, minutes from the airport, and a short drive to downtown attractions and facilities. To my knowledge there are at least four short-term rentals in the

4500 block corridor of Southern Parkway, including those that are owner-occupied. If a potential guest desires to solely stay in this particular block, they have plenty of options already. Leave Beechmont homes to Beechmont residents.

I will be in attendance at the meeting on March 11. 2026 to hear the owners' proposal and voice our concerns.

Sincerely,

Erin Bowers
1 Hill Top Court

From: [Charlene Moser](#)
To: [Pobiedzinski, Tyler](#)
Subject: Fw: CASE NUMBER 26-CUPPA-0018
Date: Sunday, March 22, 2026 1:43:27 PM

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Subject: CASE NUMBER 26-CUPPA-0018

Dear Tyler,

I write to express my concern over the petition for Conditional User Permit for 4513 S 6th St.

We do not need more off site owners letting strangers to the neighborhood use their property. The liability for us who actually live in the area increases with these property uses. The safety of our neighborhood is in jeopardy when homes are used this way.

Respectfully,

Charlene Moser

3 Hill Top Ct.

40214

From: [Patricia Abt](#)
To: [Pobiedzinski, Tyler](#)
Subject: I attended the informational meeting
Date: Wednesday, March 11, 2026 7:54:43 PM

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I just wanted to go on record and say that I am vehemently opposed to 4513 S. 6th St. in Louisville, KY 40214 being approved for a conditional use permit for a short-term rental. Two of my many grandchildren live on Hilltop Court and back up directly to that house. I do not wish to see a revolving door type of situation with who is staying at that property. If the individual applying for the conditional use permit and the short term rental that is not owner occupied, wishes to rent the home to a family and have the same family be there regularly, I would support that initiative. But I do not wish to have a short term rental property so close to the walking court(Hilltop Court).

Thank you
Patricia M Abt
4509 S 6th St
Louisville, KY 40214

Cell: 502-541-1877

Sent from my phone

From: bowers75@twc.com
To: [Ruhe, Betsy](#); [Mattingly, Jude](#); [Pobiedzinski, Tyler](#)
Subject: Proposed Conditional Use Permit to Allow Short-Term Rental - 4513 S. 6th Street
Date: Thursday, March 19, 2026 5:48:32 PM

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Dear Betsy Ruhe, Jude Mattingly, and Tyler Pobiendzinski:

My name is Michael Bowers and I have lived on 1 Hill Top Ct since August of 2008.

Putting a Short Term Rental property into 4513 South 6th St would be detrimental to the fabric of the community we are worked to create here.

For some background about me, I moved to Louisville from Kansas City, Kansas in 2000 to play football and attend the University of Louisville. In 2001, I had an opportunity to rent 1 Hill Top Ct while I was attending school. While attending school, I fell in love with the city and my future wife, so and decided to live here. I had a great feeling about this area and thought one day, this would be a great place to raise kids. After originally moving out in 2002 to 4636 South 6th Street, close to the library on Woodlawn Avenue. I have lived in this neighborhood for 25 years. When the previous owner of 1 Hill Top Ct, Judy Sepulveda, decided to sell the house, my wife and I saw it as a great opportunity to buy a house to raise a family and we bought the house in August of 2008. I have lived in this Beechmont neighborhood for 25 years.

The community around the court has become close. There haven't been many times that people have moved off the court. In fact, when most people move into the court don't move out. I know Judy, Charlene, Jerry, and Lonnie have lived here longer than I can remember. We have had some houses come available over the years. Our new neighbors have brought their children and My wife and I also have two wonderful children that all play on the court and attend school together. I personally mow the whole middle of the court with my son to help everyone out. We all help each other out when we need something. When Keith Meiklereid lived in 4513 South 6th St, he was our friend and we considered him and the property as part of our Hill Top Court Community. I would help Keith work on his yard if he needed it done and would run into him at Kroger at Central where he worked. His passing wasn't a shock, but he was a great person and will be missed.

We were excited to find out who our new neighbors were going to be when the house was

purchased and our kids were excited to see they would have new friends. It was with great sadness that the first time we heard from or about our new neighbor was when we received notice in the mail that the new owner was attempting to turn the property into a short term rental. From the time that letter was opened, the anticipation of who our new neighbor would be has turned to skepticism and fear.

All it takes is a google search and you can read numerous stories of how bad these situations can be for a neighborhood. Loud parties, obnoxious renters, trash, traffic issues, and more serious crimes like shootings, fights, and drug use. There were experiences on the other end of the spectrum, but those were far less commonly reported and the owners had the blessing of the neighborhood, with good interaction and engagement from the owners.

The new owner does not live on the property and has not engaged with our community. He had the opportunity to meet and engage with the people of our community, introduce himself, and answer questions at the meeting at the Beechmont Community Center. Instead, he chose to sit in the back, did not speak or introduce himself, and let his attorney give the presentation. Far as I know, he didn't say a word to anyone. I believe this would have been a great opportunity to give his perspective about why we should have this type of business in our small community, address our concerns, and give is approach to how he will deal with unruly situations at the rental. He chose not to.

Finally, I would like to point out that the city ordinance voted by our City Counsel passed on a 23-1 vote not to allow Short Term Rentals within 600ft of one another, from property line to property line. This property is within the 600ft of another short term rental that was approved recently. We did not object to this house being a short term rental because it is at the end of the alley, doesn't have any neighbors next to the house, and sits on the back side of the apartment complex.

The attorney representing the owner tried to insinuate at the meeting that from house to house is farther, that it's only a little bit of the property inside the 600ft, and 600ft was an arbitrary number pulled out of the air. Based off the maps provided at the meeting, it was pretty clear that half the property and part of the house was inside the 600ft. He tried explaining that the 600ft was just a random number pulled out of the thin air, by city planners and attorneys like himself, and gave the impression that this was part of his reasoning for asking an exemption.

I do not believe an exemption should be made for this Short Term Rental property. The city passed these ordinances to protect neighborhoods like ours, for which we are

grateful. Also, the lack of communication from the owner is a major cause of concern. Other concerns were listed above.

I feel the city should reject this exemption.

With respect,

Michael Bowers

From: [Ruhe, Betsy](#)
To: [Pobiedzinski, Tyler](#)
Cc: [Casey, Rachel](#)
Subject: RE: Proposed Conditional Use Permit to Allow Short-Term Rental - 4513 S. 6th Street
Date: Monday, March 23, 2026 10:55:05 AM
Attachments: [image001.png](#)

I would like to register my objection to the request.

I am seeing the number of short term rentals jump in this neighborhood and believe we need to keep these properties available as long term family homes.

Betsy Ruhe

District 21 Councilwoman

City Hall | 601 W. Jefferson St. | 3rd Floor

Office: (502) 574-1121

From: Pobiedzinski, Tyler <Tyler.Pobiedzinski@louisvilleky.gov>
Sent: Monday, March 23, 2026 8:56 AM
To: Ruhe, Betsy <Betsy.Ruhe@louisvilleky.gov>
Cc: Casey, Rachel <Rachel.Casey@louisvilleky.gov>
Subject: RE: Proposed Conditional Use Permit to Allow Short-Term Rental - 4513 S. 6th Street

Good morning,

Thank you for your patience. I was out of the office on Friday and am now able to review your email.

The property located at 4513 6th Street is requesting relief from Item D of LDC 4.2.63, which establishes spacing requirements for short-term rentals. Specifically, this provision requires that a short-term rental not be located within 600 feet (measured from nearest property line to nearest property line) of another short-term rental requiring a Conditional Use Permit.

The Land Development Code does allow the Board of Zoning Adjustment to grant relief from this requirement on a case-by-case basis. However, the burden rests with the applicant to demonstrate that the proposed short-term rental will not result in an overconcentration of such uses in the immediate area or adversely impact the availability of affordable housing.

The Code outlines several circumstances under which relief may be considered:

- A. The property is adjacent to nonresidential zoning districts where short-term rentals are permitted by right
- B. A significant environmental feature or a roadway classified as a primary collector or

- higher separates the subject property from nearby short-term rentals
- C. A short-term rental within the buffer area is located on the perimeter, with a portion of that property extending outside the 600-foot buffer
 - D. A neighborhood plan explicitly supports or encourages short-term rentals in the area

Based on discussions with the applicant, they believe their request aligns with relief (c), as a portion of a nearby short-term rental property extends beyond the 600-foot buffer. While this may support a request for relief, it is important to note that satisfying one of the listed criteria alone is not sufficient.

The applicant must also provide evidence demonstrating that the proposed use will not contribute to an overconcentration of short-term rentals or negatively affect the surrounding housing stock. Both findings must be adequately addressed for the Board of Zoning Adjustment to consider approval of the Conditional Use Permit.

Please let me know if you have any additional questions.

Thank you,

Tyler Pobiedzinski
Planner I
O: 502-574-5177
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

From: Ruhe, Betsy <Betsy.Ruhe@louisvilleky.gov>
Sent: Thursday, March 19, 2026 6:14 PM
To: Pobiedzinski, Tyler <Tyler.Pobiedzinski@louisvilleky.gov>
Subject: Fw: Proposed Conditional Use Permit to Allow Short-Term Rental - 4513 S. 6th Street

Good evening, Tyler.
Is he correct about this property asking for an exemption?

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From: bowers75@twc.com <bowers75@twc.com>
Sent: Thursday, March 19, 2026 5:46:18 PM
To: Ruhe, Betsy <Betsy.Ruhe@louisvilleky.gov>; Mattingly, Jude <Jude.Mattingly@louisvilleky.gov>;
Pobiedzinski, Tyler <Tyler.Pobiedzinski@louisvilleky.gov>
Subject: Proposed Conditional Use Permit to Allow Short-Term Rental - 4513 S. 6th Street

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With respect,

Michael Bowers