

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

NEIGHBORHOOD MEETING NOTIFICATION LETTER

FROM: Butcher Block Properties

TO: Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson Jecorey Arthur (District 4).

REGARDING: Conditional Use Permit for a Short Term Rental at 111 N. Wenzel Street

DATE SENT: October 31, 2022

Butcher Block Properties is requesting approval of a Conditional Use Permit (CUP) to allow a Short Term Rental at 111 N. Wenzel Street. In accordance with the procedures of Louisville Metro Planning and Design Services, we are inviting you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to discuss the proposal with the applicant and their 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:

**Thursday, November 17th
at 6:00 PM
at Work The Metal
1201 Story Avenue, Louisville, KY 40206**

At this meeting, Butcher Block Properties and their representatives 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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22-CUP-0371

Neighborhood Meeting Notice Labels

SABAK, WILSON & LINGO, INC.
ATTN: KELLI JONES
THE HENRY CLAY
608 S. THIRD STREET
LOUISVILLE, KY 40202

BUTCHER BLOCK PROPERTIES LLC
ATTN: ANDREW BLIEDEN
1201 STORY AVE STE 100
LOUISVILLE, KY, 40206

JACLYN JOURNEY
115 N WENZEL ST
LOUISVILLE, KY, 40206

HORNBACK, KELLY F
2915 THISTLEWOOD DR
LOUISVILLE, KY, 40206

CURRENT RESIDENT
113 N WENZEL ST
LOUISVILLE, KY, 40206

BOWLING, JAMES DANIEL
BOWLING MARY CATHERINE
3608 GRAHAM RD
LOUISVILLE, KY, 40207

CURRENT RESIDENT
1008 E WASHINGTON ST
LOUISVILLE, KY, 40206

CURRENT RESIDENT
1004 E WASHINGTON ST
LOUISVILLE, KY, 40206

DONALDSON, SEAN E
REYES GIL D
111 N WENZEL ST
LOUISVILLE, KY, 40206

WERST, REALTY LLC
1000 E MAIN ST
LOUISVILLE, KY, 40206

CURRENT RESIDENT
1007 E MAIN ST
LOUISVILLE, KY, 40206

CURRENT RESIDENT
1009 E MAIN ST
LOUISVILLE, KY, 40206

CURRENT RESIDENT
1011 E MAIN ST
LOUISVILLE, KY, 40206

BOARD, OF EDUCATION OF JEFFER
3332 NEWBURG RD
LOUISVILLE, KY, 40218

CURRENT RESIDENT
930 E MAIN ST
LOUISVILLE, KY, 40206

ARTERBURN, REBECCA
324 TUCKER STATION RD
LOUISVILLE, KY, 40243

CURRENT RESIDENT
938 E WASHINGTON ST
LOUISVILLE, KY, 40206

NICHOLS, VENTURES LLC
130 N CAMPBELL ST
LOUISVILLE, KY, 4020

CURRENT RESIDENT
939 E WASHINGTON ST
LOUISVILLE, KY, 40206

ROSS, DAVID C
935 E WASHINGTON ST
LOUISVILLE, KY, 40206

GEIGER, STREET PROPERTIES LLC
930 GEIGER ST
LOUISVILLE, KY, 40206

CURRENT RESIDENT
1001 E WASHINGTON ST
LOUISVILLE, KY, 40206

LEE, & ULRICH PARTNERSHIP
12406 SAINT CLAIR DR
LOUISVILLE, KY, 40243

CURRENT RESIDENT
1007 E WASHINGTON ST
LOUISVILLE, KY, 40206

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Neighborhood Meeting Sign-In Sheet

111 N. Wenzel

November 17, 2022

	Name	Address	E-mail
1.	Mark Traylor	827 E. Washington St.	mark@balle.com
2.			
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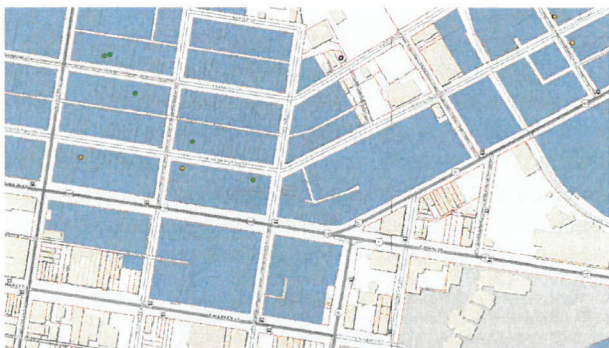


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NEIGHBORHOOD MEETING MINUTES
SHORT TERM RENTAL AT 111 N WENZEL STREET

A neighborhood meeting was held on October 19th, 2022 at the Butchertown Market to present the proposal to neighbors and other interested parties. The meeting was scheduled for 6:00 PM. There was one attendee other than the applicant team which consisted of Kelli Jones, Andy Blieden and Jaclyn Journey.

Because there was only one interested neighbor this neighborhood meeting looked more like an informal conversation. We gathered around a board with the following images and discussed his concerns.



Ms. Jones began by explaining the location of the subject site and the reason for requesting the CUP, noting that if a change in zoning was requested, they could do this by-right.

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The neighbor's primary concern was the loss of another single-family dwelling unit in the neighborhood. The applicant team explained that the CUP request allows this site to return to a single-family home in the future if desired because it is still zoned residential.

He also had some concerns about the lack of affordable housing in the neighborhood. The applicant team was sympathetic but didn't really have an answer to his concern since homes in the area are selling for much more than would typically be considered affordable.

We also discussed the fact that Ms. Journey would be operating the short-term rental and works just two doors down so she will be near the site nearly every day to ensure that it is run properly. He seemed glad to know that the operator would be so available.

We wrapped up the meeting by discussing the next steps and making sure the neighbor signed the sign-in sheet so he could get notified of the BOZA hearing.

The neighborhood meeting ended around 6:30.

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