

700 E Oak St. Louisville, KY 40203

Neighborhood Meeting Notes:

Date: April 4, 2022 @6p.

Meeting began at 6p with Introductions.

3 guests were in attendance.

Meeting was lively, notes paraphrased for clarity.

Guest Concern: What benefit does an STR have for neighbors and residents?

Host Answer: This property will be well maintained and managed. STR guests come to town for a plethora of reasons – competitions, conventions, classes, family vacations, writing seminars, weddings, reunions, etc. As an STR operating w CUP, I will pay city taxes for every overnight stay, guests typically spend money at local businesses and restaurants which goes directly back into our local neighborhood economy. Additionally, drawing from personal experience, the majority of houses in Shelby Park & surrounding areas (Smoketown, Germantown, Schnitzelburg, etc) are fairly small, making it difficult, even prohibitive, to accommodate overnight guests (ie. out of town parents/relatives/friends). Over the last two years, it has been very difficult for my parents to come to Louisville; the guest room in my 1000sqft became a home office out, of necessity, and due to parents' health concerns staying in a traditional Hotel was not a practical or comfortable option. I see a great opportunity for residents in the community, who might not have space in their personal homes to utilize this space and invite friends and relatives to visit Louisville and experience the vibrant Shelby Park neighborhood, as well.

Guest Concern: 735 E Oak is already a short-term rental.

Host Answer: According to public records, 735 E Oak is registered with the city as the primary residence of the owner/host and thus does not need a CUP to operate, as a short-term rental. If the property is not actually the primary residence of the host, then they would have to go through the CUP application process, as I am currently doing, and get approval to operate legally.

Guest Concern: What about rowdy parties or hosting too many guests, packed in like sardines?

Host Answer: Guests will be limited to 6. There will be a strict no parties rule, with noise/curfew enforced. While keyless access is typically easiest for guests, I have found that making myself present (doing yardwork/weeding/a little busywork outside) around the time guests arrive, sets the stage for guests, letting them know the property is cared for and managed by a real live person. Being there also allows guests to inquire about restaurants, convenience/grocery stores, walkable venues/points of interest, and directions, as they get oriented. I let them know I live (right around the corner) if they need anything, for both their benefit and mine. I have found that when guests associate a face with the place, they tend to be more considerate of the property during their stay. Communication is key with successful STR rentals – I will be managing the property myself, and have very little tolerance for guests disrespecting my home or disturbing my neighbors. I invite neighbors/guests to contact me immediately if an issue arises – I would much rather shut down a party before it gets out of hand, than face a mess when I come to clean the house after the guests leave.

Guest Concern: There are too many STRs already in the area that lies to get approval and operate illegally hosting large groups.

Host Answer: That is why I am applying for my CUP – To operate legally, to provide a comfortable and enjoyable place for guests, and to pay my fair share of taxes in return. There are currently no STRs

operating w a CUP within 600ft. I see an opportunity to be the first in the area, and to operate an STR transparently and responsibly – It is my goal that neighbors and community members will appreciate the care I am putting into maintaining and preserving this home, and feel a sense of pride that Shelby Park offers a property like this, for all to enjoy.

Guest Concern: What about exterior/property maintenance concerns being an absentee landlord/investor.

Host Answer: I live in Schnitzelburg, less than a mile away, and can be at the property within 4 mins, if an issue arises. I am familiar with the maintenance required to be a good custodian of an older home, I am an avid gardener and landscaper, and I am a very hands-on property owner. The previous owner died intestate in 2020 and the property had been sitting vacant in the care of a public administrator executing the estate. Since taking title, have taken steps to remove junk and garbage that had been accumulating on the property for years, and have begun work on exterior landscaping projects. I was one of the first homeowners to mow my lawn within a several block radius, this spring. In my eyes, the better-maintained property is, the more respect guests, visitors, and neighbors will have for the space. First impressions matter; this property will be well cared for inside and out. *One meeting guest brought to my attention a storm drain out front that was so covered in leaves, I was unaware of its existence – After the meeting, I promptly addressed the issue, removing a 55gallon trashcan worth of leaves, litter, and detritus, clearing the drain, so can function properly.

Guest Concern: What about the lack of affordable housing, why not flip or rent long term to ease the affordable housing crisis?

Host Answer: This property sat on the market for well over a month, before I submitted my offer. The public administrator, charged with settling the estate, had already turned down other lowball offers from investors, before my offer was accepted. The condition and price of the home did not constitute flip house material, and if it was flipped, the ARV would certainly not be considered affordable. I have always loved and appreciated this home, and I saw an opportunity, and have the resources to bring it back to life with grace and integrity. This house has belonged to 2 families over the last 73 years. In the future, I can see myself living here, with my (future) family, but presently it's just me and my dog, and we do not need a large house to be comfortable. In the meantime, I could just keep the house for my personal use, for my parents and out-of-town friends when they visit on occasion, but I believe this house is special and should be enjoyed and shared with others.

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Neighborhood Meeting for CUP/STR Application
Hosted by: Property Owner, Kate Dunlap
Date: April 4, 2022

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