

Letter of Explanation

2309 Conditional Use Permit Application

To Whom It May Concern,

We are seeking a Conditional Use Permit to use our house as a non-owner occupant Short Term Rental. This home at 2309 Cross Hill Rd is currently our primary residence. We are in a situation where for our work, we will likely have to move in the near future out of Louisville. We would like to be able to come back frequently throughout the year to stay in the home and return to the home full time after our out of town work is completed. We have lived in the home for over 3 years since 2019. We expect the situation to be especially difficult for our children and think that it would be best for them if we could spend much of the time in the summer, on holidays, and birthdays close to family and in our home.

Our proposal includes taking our personal belongings and storing them in our basement while renting the first and second floors of our house to one group of people for a small portion of the year. The only part of the home that would be off limits to guests is the basement. This home has only one dwelling unit.

Sincerely,

Luke Neubauer

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22-CUP-0367

2309 Cross Hill Rd
 Name Neighborhood Meeting Attendance List
 Address

Luke Newbauer

2309 crosshill rd

CHARLES MILLER

Dan & Carol Preston

JOSELLA RUDD

Emily Lawrence

Carol Nussbaum

Wanye Galloway

Allen Busit

C.MILLER 2511@TWC.COM

dspreston52@gmail.com

JOSELLA RUDD@GMAIL.COM

2316 Cross Hill Rd.
 ELawrence2516@icloud.com

carolnt24@gmail.com

1274 Ewood WPGalloway@yahoo.com

2506 Top Hill

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Legal Description 2309 Cross Hill Rd

BEING, Lot 8, Revised Plan of Portion of EASTLEIGH SUBDIVISION, attached to and made a part of the deed from Otis and Bruce Inc., to Mary Lawton, wife and Joseph S. Lawton, by deed dated December 19, 1925, of record in Deed Book 1201, Page 302, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

BEING the same property conveyed to Joseph Roscoe Osborne, Jr., and Barbara Jeanne Osborne, his wife, by Deed dated November 16, 1970 and recorded on November 23, 1970, of record in Deed Book 4387, Page 392, in the Office aforesaid.

THEREAFTER, Joseph Roscoe Osborne, Jr., having died February 19, 2006, leaving all of his right, title and interest in and to the subject property to Barbara Jeanne Osborne, his surviving spouse, pursuant to the survivorship provisions contained in the aforementioned Deed.

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Neighborhood Meeting Summary

2309 Cross Hill Rd

We explained why Short term rental is the best fit for our family and our situation. Neighbors seemed very against the idea at the beginning of the meeting, but by the end of it, many neighbors seemed to not be so against and had more of an attitude that if we could run it really tight and make sure to strictly screen our tenants and enforce strict rules, then it would probably be fine.

Main concerns:

Parking - The street on crosshill is a 2 way street with no shoulder for parking on the street although street parking is allowed. Neighbors were concerned with parking on the street. Our solution for that is to make a rule where we only allow parking in the back behind the house off the alley where we have 6 parking spots. We also agreed to limit guests to only being able to park 4 cars on the property at any time, and never allow street parking.

One way Alley - Neighbors have a concern about fast driving cars in the alley. We suggested we could put in street signs, speed bumps, or make sure to message each and post rules at the house about driving carefully in the alley, speed limit of 5 miles an hour.

Noise - One concern is about noise from guests - we propose to make clear rules that we can monitor with cameras and noise monitors that alarm if the noise gets above a certain level. We will also have quiet hours at the house between 10 pm and 7 am that will be strictly enforced. Any guest found in violation of these rules will be removed from the property.

Loss of a Neighbor - Being as this is our personal home, we will still be spending some time at the property. Our guess is maybe a month or two a year. So in this regard, we will still be a neighbor and a familiar face that will be at the house during the year. While we will have some short term tenants, we will be still using the property ourselves relatively regularly and this is the only way in which we see the ability for us to continue to be a neighbor in the neighborhood.

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November 2, 2022

Case Number 22-CUPPA-0019

Address: 2309 Cross Hill Rd

Metro Council District : 9

Dear Property Owner or Current Resident,

We are seeking a Conditional Use Permit (CUP) for our home located at 2309 Cross Hill Rd to be used as a non-owner occupant short term rental.

We plan to rent out the property on a short term rental basis (for less than 30 days) which is why we are seeking this CUP. We welcome your questions and are hosting a neighborhood meeting to address any and all concerns. Please join us at the Crescent Hill Library, 2762 Frankfort Ave. Louisville, KY 40206 on November 21, 2022, 6:30 pm-7:30 pm. You are welcome to reach out to us with questions or the case manager Chris French at (502) 574-5256 or Christopher.French@louisvilleky.gov.

Thank you,

Luke Neubauer
502-296-0599

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Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2019258520

BATCH # 204920

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$360.00

PRESENTED ON: 11-08-2019 9 08:12:10 AM

LODGED BY: KENTUCKY TITLE SERVICES

RECORDED: 11-08-2019 08:12:10 AM

BOBBIE HOLSCLOW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

BK: D 11548

PG: 438-441

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

22-CWP-0367

3+
260.00

2019 Property Tax Bills:

c/o LUKE W. NEUBAUER and CHRISTINA B. NEUBAUER
2309 CROSS HILL ROAD
LOUISVILLE, KY 40206

DEED

THIS DEED made this 6th day of November, 2019, by and between BARBARA JEANNE OSBORNE, unmarried, of 5811 Coach Gate Wynde, Louisville, Ky 40207, party of the first part, and LUKE W. NEUBAUER and CHRISTINA B. NEUBAUER, husband and wife, of 2309 Cross Hill Road, Louisville, Ky 40206, parties of the second part.

WITNESSETH:

That for a valuable consideration paid in the amount of \$360,000.00, to the Party of the first part, the receipt of which is hereby acknowledged, the party of the first part hereby conveys with covenant of GENERAL WARRANTY, unto the parties of the second part, for and during their joint lives with remainder in fee simple unto the survivor of them, the following described real estate situated in JEFFERSON, Kentucky known as 2309 CROSS HILL ROAD, LOUISVILLE, KY 40206, to-wit:

BEING Lot 8, Revised Plan of Portion of EASTLEIGH SUBDIVISION, attached to and made a part of the deed from Otis and Bruce Inc., to Mary Lawton, wife and Joseph S. Lawton, by deed dated December 19, 1925, of record in Deed Book 1201, Page 302, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

BEING the same property conveyed to Joseph Roscoe Osborne, Jr., and Barbara Jeanne Osborne, his wife, by Deed dated November 16, 1970 and recorded on November 23, 1970, of record in Deed Book 4387, Page 392, in the Office aforesaid.

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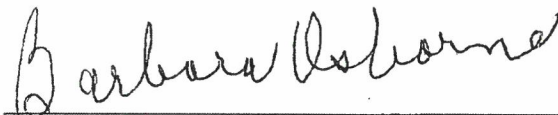
THEREAFTER, Joseph Roscoe Osborne, Jr., having died February 19, 2006, leaving all of his right, title and interest in and to the subject property to Barbara Jeanne Osborne, his surviving spouse, pursuant to the survivorship provisions contained in the aforementioned Deed.

To have and to hold the property, with all appurtenances and privileges thereunto belonging, unto the parties of the second part, their heirs and assigns forever.

The party of the first part further covenants that she is lawfully seized of the property hereby conveyed, has full right and power to convey the same and that said property is free from all encumbrances except any restrictions, stipulations and easements of record and subject to taxes for the year 2019 and thereafter which the parties of the second part hereby assume and agree to pay affecting said property.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The parties of the second part join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135 et seq.

IN TESTIMONY WHEREOF, witness the signatures of the parties thereto on this the date first herein written.




BARBARA JEANNE OSBORNE
PARTY OF THE FIRST PART

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LUKE W. NEUBAUER
PARTY OF THE SECOND PART

Christina B. Neubauer
CHRISTINA B. NEUBAUER
PARTY OF THE SECOND PART

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF JEFFERSON)

The foregoing Deed and Consideration Certificate was acknowledged delivered and sworn to before me on this the 6th day of November, 2019, by BARBARA JEANNE OSBORNE, unmarried, Party of the first part, and the Consideration Certificate was acknowledged and sworn to before me by LUKE W. NEUBAUER and CHRISTINA B. NEUBAUER, husband and wife, parties of the second part, to be their voluntary free act and deed.

My commission expires:

NOTARY PUBLIC, KENTUCKY STATE AT LARGE

THIS INSTRUMENT PREPARED BY:

WILLIAM S. WETTERER III
NOTARY PUBLIC
Kentucky State at Large
My Commission Expires April 1, 2021

WETTERER & CLARE, Attorneys at Law
2933 Bowman Avenue
Louisville, Kentucky 40205
(502) 451-3030

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END OF DOCUMENT

22-CVP-0367



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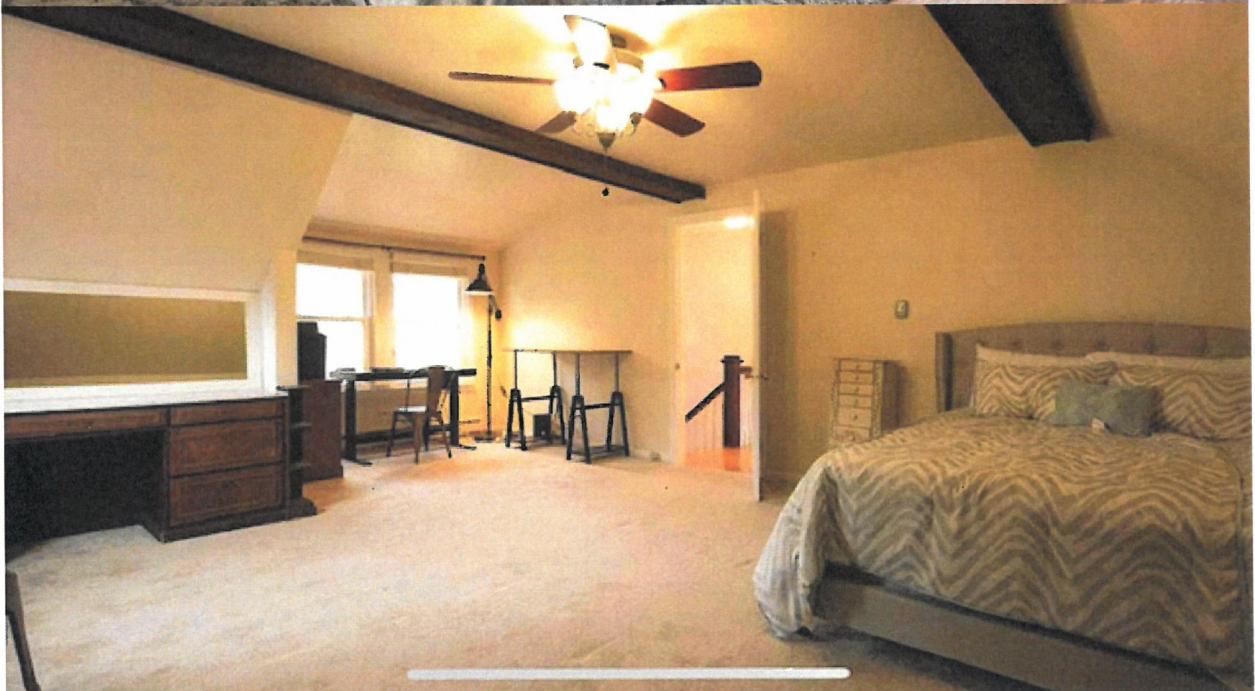


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