

Joh Brodfuehrer and Susan Ryan  
10207 Timerwood Cir  
Louisville, KY 40223

David Essa  
10307 Grand Ave.  
Louisville, KY 40299

Tessa Williams  
112 E. Oak Street #1  
Louisville, KY 40203

Matthew Harper  
112 E. Oak Street #2  
Louisville, KY 40203

Jack Brown  
112 E. Oak Street #3  
Louisville, KY 40203

Marie Augustine  
112 E. Oak Street #4  
Louisville, KY 40203

Renelle Stallings  
112 E. Oak Street #7  
Louisville, KY 40203

Matthew Franklin  
112 E. Oak Street #8  
Louisville, KY 40203

G Men Properties LLC  
1128 Cherokee Road #1  
Louisville, KY 40204

Sait Tarhan  
118 E. Oak Street #1  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #101  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #102  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #103  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #104  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #201  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #202  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #203  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #204  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #205  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #206  
Louisville, KY 40203

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Current Resident  
1201 S. Brook Street #207  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #208  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #301  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #302  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #303  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #304  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #305  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #306  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #307  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #308  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #401  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #402  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #403  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #404  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #405  
Louisville, KY 40203

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Current Resident  
1201 S. Brook Street #406  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #407  
Louisville, KY 40203

Current Resident  
1201 S. Brook Street #408  
Louisville, KY 40203

Dupont Manual Apartments LLC  
1201 S. Brook Street Suite 501  
Louisville, KY 40203

Rachel Coy  
1210 S. Brook Street #1  
Louisville, KY 40203

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Current Resident  
1210 S. Brook Street #2  
Louisville, KY 40203

Holly Joiner  
1210 S. Brook Street #3  
Louisville, KY 40203

Current Resident  
1211 S. 2nd Street #1  
Louisville, KY 40203

Current Resident  
1211 S. 2nd Street #2  
Louisville, KY 40203

Current Resident  
1211 S. 2nd Street #3  
Louisville, KY 40203

Current Resident  
1211 S. 2nd Street #4  
Louisville, KY 40203

Current Resident  
1212 S. 1st Street #1  
Louisville, KY 40203

Current Resident  
1212 S. 1st Street #2  
Louisville, KY 40203

Joseph Walker and Jennifer Noel  
1213 S. 1st Street  
Louisville, KY 40203

Current Resident  
1213 S. 1st Street #1  
Louisville, KY 40203

Evan Coleman  
1213 S. 2nd Street  
Louisville, KY 40203

Current Resident  
1213 S. 2nd Street #1  
Louisville, KY 40203

Current Resident  
1213 S. 2nd Street #2  
Louisville, KY 40203

Current Resident  
1214 S. 1st Street #1  
Louisville, KY 40203

Current Resident  
1214 S. 1st Street #2  
Louisville, KY 40203

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Current Resident  
1214 S. 1st Street #3  
Louisville, KY 40203

Current Resident  
1214 S. 1st Street #4  
Louisville, KY 40203

Current Resident  
1214 S. 1st Street #5  
Louisville, KY 40203

Anne Muller  
1214 S. Brook Street  
Louisville, KY 40203

Lesie Smith  
1215 S. 1st Street  
Louisville, KY 40203

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Current Resident  
1215 S. 1st Street #2  
Louisville, KY 40203

Current Resident  
1215 S. 1st Street #4  
Louisville, KY 40203

Current Resident  
1216 S. 1st Street #2  
Louisville, KY 40203

Current Resident  
1216 S. Brook Street #1  
Louisville, KY 40203

Current Resident  
1216 S. Brook Street #3  
Louisville, KY 40203

Larry Lewis  
1217 S. 2nd Street  
Louisville, KY 40203

Current Resident  
1219 S. 2nd Street #2  
Louisville, KY 40203

Current Resident  
1219 S. 2nd Street #4  
Louisville, KY 40203

Current Resident  
1219 S. 2nd Street #6  
Louisville, KY 40203

Brandon Lawson  
122 E. Oak Street #2  
Louisville, KY 40203

Current Resident  
1215 S. 1st Street #3  
Louisville, KY 40203

Current Resident  
1216 S. 1st Street #1  
Louisville, KY 40203

Current Resident  
1216 S. 1st Street #3  
Louisville, KY 40203

Current Resident  
1216 S. Brook Street #2  
Louisville, KY 40203

Current Resident  
1216 S. Brook Street #4  
Louisville, KY 40203

1218 Brook St LLC  
1218 S. Brook Street  
Louisville, KY 40203

Current Resident  
1219 S. 2nd Street #3  
Louisville, KY 40203

Current Resident  
1219 S. 2nd Street #5  
Louisville, KY 40203

Juthi Sim  
122 E. Oak Street #1  
Louisville, KY 40203

Mckenna Deddens  
122 E. Oak Street #3  
Louisville, KY 40203

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Current Resident  
122 E. Oak Street #4  
Louisville, KY 40203

First Street Realty Co.  
1220 E. Broadway  
Louisville, KY 40204

Current Resident  
1220 S. 1st Street #1  
Louisville, KY 40203

Current Resident  
1220 S. 1st Street #2  
Louisville, KY 40203

Current Resident  
1220 S. 1st Street #3  
Louisville, KY 40203

Patrick Baker  
1220 S. Brook Street  
Louisville, KY 40203

Current Resident  
1220 S. Brook Street #A  
Louisville, KY 40203

Current Resident  
1220 S. Brook Street #B  
Louisville, KY 40203

Current Resident  
1222 S. 1st Street #1  
Louisville, KY 40203

Current Resident  
1222 S. 1st Street #2  
Louisville, KY 40203

Current Resident  
1222 S. 1st Street #3  
Louisville, KY 40203

Current Resident  
1222 S. 1st Street #4  
Louisville, KY 40203

Current Resident  
1222 S. 1st Street #5  
Louisville, KY 40203

Keith and Barbara Logan  
1223 S. 1st Street  
Louisville, KY 40203

Current Resident  
1223 S. Brook Street #1  
Louisville, KY 40203

Current Resident  
1223 S. Brook Street #2  
Louisville, KY 40203

Current Resident  
1223 S. Brook Street #3  
Louisville, KY 40203

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Nahom Tsegai and Jennifer Wright  
1225 S. 1st Street  
Louisville, KY 40203

Current Resident  
1225 S. 1st Street #1  
Louisville, KY 40203

Current Resident  
1225 S. 1st Street #2  
Louisville, KY 40203

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Current Resident  
1225 S. 1st Street #3  
Louisville, KY 40203

Melody Ward  
124 E. Oak Street #1  
Louisville, KY 40203

Current Resident  
124 E. Oak Street #2  
Louisville, KY 40203

Ariel Gonzalez  
124 E. Oak Street #3  
Louisville, KY 40203

Nadia Mutan  
124 E. Oak Street #4  
Louisville, KY 40203

Eric Way  
124 E. Oak Street #5  
Louisville, KY 40203

Adrian Silbernagel  
128 E. Oak Street #1  
Louisville, KY 40203

Current Resident  
128 E. Oak Street #2  
Louisville, KY 40203

Grant Inge and Brittany Parks  
128 E. Oak Street #3  
Louisville, KY 40203

Jeb Investments LLC  
1280 Bassett Ave  
Louisville, KY 40204

Catherine Choppa  
130 E. Oak Street #1  
Louisville, KY 40203

Sharon Brown  
130 E. Oak Street #2  
Louisville, KY 40203

Chris Hartman  
130 E. Oak Street #3  
Louisville, KY 40203

Seth Schonburg and Cameron Hamilton  
130 E. Oak Street #4  
Louisville, KY 40203

Maya White  
130 E. Oak Street #5  
Louisville, KY 40203

Old Louisville Neighborhood Council  
1340 S. 4th Street  
Louisville, KY 40208

Hu Yi Cai Ting  
14808 Forest Oaks Dr.  
Louisville, KY 40225

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Jackson Real Estate LLC  
3504 Gateview Pl.  
Louisville, KY 40272

Jim Potash and Selma Winner  
3516 Ridge Top Ct.  
Louisville, KY 40241

Heather Pollock  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

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Parks Department  
527 W. Jefferson  
Louisville, KY 40202

Councilman David James  
601 W. Jefferson Street  
Louisville, KY 40202

Blair Harvey  
7301 Greenlawn Road  
Louisville, KY 40222

Erin Lukat  
743 E. Boardway PMB 203  
Louisville, KY 40202

Robinson Home Investments LLC  
888 Old Nazareth Road  
Bardstown, KY 40004

TOONERVILLE TROLLEY NEIGHBORHOOD  
ASSOCIATION  
PO BOX 17672  
Louisville, KY 40217

One Magnolia LLC  
PO Box 20283  
Louisville, KY 40250

Rinnovate LLC  
PO Box 42191  
Memphis, TN 38174

1219 South 2nd Street LLC  
PO Box 508  
Batic, SD 57003

1223 S. 2nd St LLC  
PO Box 53  
Buckner, KY 40010

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CUPP Meeting Notice  
1221 S. 1<sup>st</sup> Street  
11-7-2022

To: Adjoining Property Owners, Neighborhood Group Representatives  
expressing interest in this area, and Metro Councilperson for District 6<sup>th</sup>,

I will be hosting a meeting to discuss my application (22-CUPPA-0157) for the short-term rental of my carriage house located behind my house at 1219 S. 1<sup>st</sup> Street. This meeting will be held in my garage below the carriage house on Tuesday, November 22<sup>nd</sup>, 2022, at 6 pm. You can access the garage through the alley that runs from Oak to Ormsby Streets behind my house in the 1200 block of South 1<sup>st</sup> Street.

Sincerely,  
Dan Assef  
502.773.3248

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## CUPPA Meeting Summary

On November 22nd at 6 pm, I held a CUPPA neighborhood meeting in my garage. At around 6:05 pm, Helga (sorry, I do not know Helga's last name and can't read her writing on the sign-in sheet) of 112 E. Ormsby Street arrived at the meeting. Helga was upfront and told me she opposes my application for a short-term rental (STR) of the apartment and garage in my carriage house and began giving me the following reasons for her opposition **as I gave her my counterpoints:**

- Number of Short-Term Rentals (STR) in Old Louisville – Helga feels that there are too many STR in Old Louisville, especially ones owned by people who do not live in Old Louisville.

**I told her I was aware of the number of short-term rentals in Old Louisville from the map and list given to me by Heather (my case manager), and according to this map, there was only one other SRT in my block. I also pointed out that I own and live on the property and should not be lumped in with these nonresident STR owners.**

- Outside Investors – Helga mentioned the number of outside investors coming into Old Louisville and buying properties to turn them into short-term rentals. She wants to see more affordable housing and more young families buying homes and moving into the neighborhood.

**I agreed with her that the issue of people outside of Old Louisville investing in properties to turn into STR is an issue that BOZA will need to monitor. We do not want what happened years ago to happen again by people turning these wonderful old homes into STR multiplexes.**

**As I was told, because of a housing shortage during WWII, many old mansions in Old Louisville were converted into apartments to overcome the shortage. Because of this conversion, Old Louisville transformed from a traditional single-family neighborhood to more of a transient community.**

**Now, as many of these old homes turned into apartments and are being converted back into single-family homes, we are seeing more families moving back into the neighborhood. However, this conversion is slow and expensive.**

**There are still a lot of these old homes that are still multiplexes, and some of them are not very well maintained. These old houses require a lot of work, and maintenance is an ongoing process that most absentee landlords don't keep up with.**

**Looking at it now, I can see the benefits of STRs in Old Louisville as long as they are not turning whole houses into SRTs. The first is that, unlike absentee landlords, STR hosts are held to high standards by their STR platform, like Airbnb. Because of these requirements, the hosts of these STRs must maintain their properties or risk poor ratings from their renters. Therefore, the hosts of these STRs must keep their properties up or risk a poor review, thus, a loss of revenue or expulsion from the site. This means that off-site hosts or people associated with them will regularly visit their STRs to ensure everything is clean and in working order, especially before the next rental.**

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Additionally, SRTs bring people from outside Old Louisville into the area. These visitors will be walking our streets, making them safer, and spend money at our local stores, restaurants, and taverns. In turn, they are changing the culture of Old Louisville by making it a place to visit and live, not to avoid.

- Primary Residence - Helga told me that although I live on the property, BOZA does not consider the apartment in my carriage house as my primary residence even though it is part of my property.

My question to her was, for mortgage, tax, and insurance purposes, my carriage house is considered part of my primary residence, so why does BOZA not consider it part of my home? According to the IRS, “if you own and live in just one home, then that property is your main home.” So, whether my carriage house is attached to my house or detract, it is part of my property. Thus, a part of what makes my house a home.

I spend hours every day in my carriage house. I store and work on a vintage car that I keep in the garage and use it as a gym and to store my tools. I even park my vehicles in the garage.

There are times when we use the apartment in the carriage house to live in as we remodel our house, and I have let my family and friends use it free of charge when they come to town. Therefore, I need help understanding why a building within the curtilage of my property that I use daily is not considered part of my primary residence by BOZA.

I use my carriage house for many personal purposes and spend more time in it than most onsite short-term rental owners in Old Louisville, whose apartment is considered a part of their residence. However, BOZA doesn't see my carriage house as being a part of my home, while these STR on-site hosts with apartments attached to their houses get to make this claim, even though they may not use their apartment for anything else but short-term rentals. The only difference I see is that their apartment is attached to their main house, and mine is not; unless they are renting out their whole house, they would not be on-site.

Again, I do not understand this difference, especially if the apartment is not accessible from inside the main house. In these cases, don't the on-site owners of these exempted STR still have to walk outside to gain access to their apartment, no different than I do? My carriage house only sits a few steps from my main house and is used daily by my family and me, so what is the difference?

The distinction between attached and not attached apartments for determining if an apartment is part of an Old Louisville on-site host's primary residence makes no sense to me. Especially if the on-site host uses their apartment for nothing other than short-term rentals and this apartment is not accessible from inside their home, in which case wouldn't they be nothing more than a B&B? I also don't understand how all other government agencies and even financial institutions recognize my carriage house as a part of my primary residence, but BOZA does not. This is something that I think BOZA needs to revisit.

- Parking - Parking could even be an issue as I could have as many as six people staying in the apartment in my carriage house, and each could have a car.

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I explained to her that I thought her example was extreme. I told her that anyone who rented the apartment would have parking in the garage below, and I could get five cars in my garage plus two on the pad leading up to my garage. I also have parking in front of my house. So, I have enough car parking for my cars, and in the unlikely event that all six people staying in the apartment, all have cars.

Parking is always an issue regardless of whom I'm renting to. In the past, I had problems with my tenants parking their guests in my neighbors' parking areas, which I would always have to address. So, I see this as a manageable problem with STRs, as most of my renters will be visitors from outside Louisville and have at most two cars and very few guests. I realize parking is an issue in Old Louisville, but it is an issue I have addressed in the past and will continue to address in the future, regardless of the type of rental.

- Long-Term Rental - I should consider renting my carriage house out long-term or look at 30-day rentals. She stated I should look at organizations like the Visiting Nurses Association and look for housing for nurses on a 30-day basis. Then, I would not need BOZA approval. In addition, these people are professionals and bring fewer problems.

Again, I needed help understanding Helga's logic on doing long-term rentals over STRs, as with either, you can have the same issues regardless of the type of rental. I explained to her that in the past, I have rented the apartment in the carriage house out mainly to family and friends but that on two occasions, I rented the apartment out to people just looking for an apartment.

On these two occasions, I had one good and one extremely bad experience, and it took me months to get the bad tenant evicted and then months to fix the things that she and her friends destroyed. Even though I sued her in small claims court, I never received any reimbursement, which is not the case with short-term rental applications.

Even with the good tenant, I had parking and noise issues that I had to address with her. She also left without notice and left the apartment in disarray. So regardless, there are issues.

I explained to Helga that her issues with STRs are also present for long-term rentals. Regardless of the person's status or type of rental I employee, there are always problems. The only difference is that I'm at least 30 days out trying to get someone evicted on a long-term rental. In contrast, with a short-term rental, I can ask them to leave if they violate the agreement or at the end of the short-term agreement.

- Supplemental Income – I told Helga the reason I was looking at ways to offset the high cost of having a house in Old Louisville without constantly having someone living in the apartment in my carriage house. STRs will allow me to put my carriage house, both the apartment and part of the garage, up for rental when I want to, without constantly dealing with someone living behind me. I explained to Helga I was looking at four or five significant events a year to rent out my carriage house, and my intent was not to rent it out every weekend. She told me this was not her concern.



The meeting was over around 6:30 pm, and I walked Helga home because of her safety fears of the meeting being held in the garage of my carriage house that runs off the alley. As you can tell, there was not much we agreed upon. I appreciate Helga's desire to improve our neighborhood, but I'm not convinced that targeting STRs is the best strategy. Our community has far more significant issues than targeting people who want to invest in our area and who will be held to higher standards through the city and the STR platform they choose to use. Also, all the issues Helga raised about STR are the same issues that can be raised about long-term rentals and, in most cases, are more significant.

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