

December 13, 2022

RE: 1114 S. 3rd, LLC plans to submit a conditional use permit for the property located at 1114 S. 3rd St., Louisville, KY 40203 (the "Property"). The conditional usage would be to operate a bed and breakfast on the Property under the DBA "The Dark Horse Manor."

Dear Neighbors,

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the Property owner or his/her representative. This meeting will be held in accordance with the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment. The meeting to discuss this development proposal will be held at the following date/time and location:

Date: Wednesday, January 11, 2023
Time: 6:30pm
Location: The Old Louisville Coffee Co-Op
316 W Ormsby Ave
Louisville, KY 40203

We encourage you all to attend and look forward to meeting you all!

Kindest Regards,

Malcomb Pardo
Manager, 1114 S. 3rd, LLC

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SUMMARY OF NEIGHBORHOOD MEETING

RE: Summary of neighborhood meeting held January 11, 2023 regarding 1114 S. 3rd, LLC plans to submit a conditional use permit for the property located at 1114 S. 3rd St., Louisville, KY 40203 (the "Property").

A meeting was held January 11, 2023, at The Old Louisville Coffee Co-Op pursuant conditional use permit application requirements. Presenter, Malcomb Pardo, sat at the front of the entrance to the coffee shop for an hour prior to the posted 6:30pm start time to meet and greet attendees, direct them to specific seating/meeting area and prompt sign-in.

Visual boards were displayed (see photo below) to provide illustrations of procured materials, inspiration images and room renderings. In addition, a full set of floor plans were introduced and made available for review.

The presentation began promptly at 6:30pm. Presenter introduced herself and summarized the project and future intentions. In addition, presenter provided a brief background on the ownership, their respective experience and past projects. After the initial presentation, questions and concerns were solicited and addressed. Attendees raised questions/potential concerns about parking and potential noise, both of which were easily addressed considering the more than adequate on-site parking and ownerships intentions for operations. The attendees were largely all huge proponents and excited for what was communicated as a perceived elevated addition to the neighborhood. Several owner/operators of neighboring bed and breakfast were also in attendance and provided incredible support and fraternity.

The evening ended with an extended social hour with many forged new friendships.



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Regards,

Malcomb Pardo, Manager of 1114 S. 3rd, LLC

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