Pobiedzinski, Tyler

From: Casey Crowdis <casey@bfddent.com>
Sent: Monday, June 22, 2026 2:05 PM
To: Pobiedzinski, Tyler
Subject: Fw: Opposition to Conditional Use Permit Application – Case No. 26-CUPA-0085

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Tyler,

Please note for the record that the reply below changes nothing for our concerns and we still firmly oppose the short term rental.

Thank you!

Get Outlook for iOS

From: Melanie Tang <tangmelanie35@gmail.com>
Sent: Monday, June 22, 2026 2:02 PM
To: Casey Crowdis <casey@bfddent.com>
Subject: Re: Opposition to Conditional Use Permit Application – Case No. 26-CUPA-0085

Hello Mr. & Mrs. Crowdis,

Thank you for taking the time to share your concerns. We appreciate your input and understand the desire to preserve the safety, stability, and family-oriented character of the neighborhood.

Our intent for 4519 S 6th Street is to provide professionally managed furnished housing primarily for traveling healthcare professionals, traveling nurses, and other temporary professionals working in the Louisville area.

In my role as a property manager for several local Louisville property owners, one of the most common housing requests I receive comes from professionals whose work assignments have been extended and who need temporary accommodations because their current housing is no longer available. Many of these individuals are healthcare workers, contractors, and professionals who are relocating temporarily for employment and are looking for a quiet, residential place to stay.

We understand concerns regarding traffic and unfamiliar guests. To address those concerns, we intend to implement guest screening, occupancy limits, quiet hours, and strict no-party policies. Our goal is to provide housing for responsible professionals while maintaining the residential character of the neighborhood and being responsive to any concerns that may arise.

We value the neighborhood and want to be a respectful and responsible operator. Thank you again for sharing your perspective and allowing us the opportunity to address your concerns.

Best,
Melanie

On Mon, Jun 8, 2026 at 8:23 AM Casey Crowdis <casey@bfddent.com> wrote:

> Dear Ms. Tang and Members of the Louisville Metro Planning Commission,
>
> We are writing to respectfully oppose the Conditional Use Permit application for a non-owner-occupied short-term rental at 4519 S. 6th Street (Case No. 26-CUPA-0085).
>
> Our family lives directly across the street from this property, and while we are unable to attend the neighborhood meeting, we ask that these comments be included in the official record and considered during the review process.
>
> As parents of two young children, we are particularly concerned about the impact a non-owner-occupied short-term rental could have on the safety, stability, and character of our neighborhood. One of the reasons we chose to live in this area was the presence of long-term neighbors who know one another, look out for each other's families, and contribute to a strong sense of community. A property that experiences a constant turnover of short-term guests undermines that stability.
>
> We are concerned about:
>
> - Increased traffic and parking issues on our residential street.
> - Noise and disturbances from transient guests who have no long-term connection to the neighborhood.
> - The safety implications of having a revolving door of unknown visitors directly across from our home and children.
> - The conversion of residential housing into a commercial lodging operation.
> - The difficulty of enforcing rules and addressing problems when issues arise.
>
> While responsible property owners certainly have rights regarding the use of their property, the impacts of a non-owner-occupied short-term rental are borne by the surrounding residents who live here every day. In our view, the potential negative effects on the neighborhood outweigh the benefits of granting this permit.
>
> For these reasons, we respectfully request that the Planning Commission **deny** the application for a Conditional Use Permit for a non-owner-occupied short-term rental at 4519 S. 6th Street.
>
> Thank you for your time and consideration. Please include this letter in the official record for Case No. 26-CUPA-0085.
>
> Sincerely,
>
> Wes & Casey Crowdis
> 4512 S 6th St
> Louisville, KY

casey@bfddent.com
502-387-0023

Casey Crowdis, DMD

Beechmont Family Dental
4825 S 3rd Street
Louisville, KY 40214
502-366-6362

Pobiedzinski, Tyler

From: gealr@iglou.com
Sent: Monday, June 8, 2026 4:51 PM
To: Pobiedzinski, Tyler
Subject: Fwd: Invitation to Neighborhood Informational Meeting: Rescheduled

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Tyler,

I am a member of the Friends of Iroquois Park and thought they already had the library, 601 West Woodlawn reserved for June 22 at 6 p.m. I know the Friends' meeting last at least 1 1/2 hours. I contacted Mary Beth Meece, Iroquois Library general manager to see who had the room reserved. Her response below indicates that no one has the library reserved for a meeting regarding 26-cuppa-0085 on June 22 at 6:30 p.m.

Please clarify. The original notice for 26-cuppa-0085 had the meeting scheduled for June 15. Ann Ramser

Hi Ann,

I've checked with the other staff partnered with me in maintaining our meeting room calendar and we only show Friends of Iroquois Park here at 6:00 on June 22nd.

Thank you,

Mary Beth Meece | Branch Manager
Louisville Free Public Library | Iroquois Branch
601 West Woodlawn Avenue, Louisville, KY 40215
(502) 574-1646
marybeth.meece@lfpl.org

-------- Original Message --------

Subject: Invitation to Neighborhood Informational Meeting: Rescheduled

Date: 2026-06-05 10:20
From: Council District 21 Notification of Development Proposals <development-notifications@public.govdelivery.com>
To: gealr@iglou.com

Invitation to Neighborhood Informational Meeting: Rescheduled

The previously announced neighborhood meeting (originally June 15) has been **rescheduled.**

The meeting to discuss this application will be held on:

DATE: Monday, June 22, 2026 @ 6:30pm

LOCATION: 601 W Woodlawn Ave, Louisville, KY 40215.

The attached invitation is being forwarded to you on behalf of the applicant for the development proposal described. This is for an informational meeting the applicant is required to conduct before a formal application can be made with Louisville Metro Office of Planning for this development proposal.

- 26-CUPPA-0085_STR CUP Neighborhood Meeting Letter .pdf

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Pobiedzinski, Tyler

From: Pobiedzinski, Tyler
Sent: Tuesday, June 23, 2026 2:42 PM
To: 'Remington Smith'
Subject: RE: 26-CUPPA-0085

Good afternoon

Thank you for your patience. The primary distinction between the previous application at 4513 S. 6th Street and the proposed application at 4519 S. 6th Street relates to the separation requirements contained in the Land Development Code. The previous Conditional Use Permit application was located within 600 feet of another nonowner-occupied short-term rental and, from LDC Chapter 4.2.63, the applicant was required to demonstrate that approval would not result in an overconcentration of short-term rentals in the area.

Based on our preliminary review, the proposed application at 4519 S. 6th Street does not appear to be located within 600 feet of another nonowner-occupied short-term rental. As a result, the overconcentration analysis required for the previous application may not apply in the same manner to this request.

The Comprehensive Plan, including the applicable Goals, Objectives, and Policies referenced in staff reports, can be found on Louisville Metro's website at the following link:

https://louisvilleky.gov/government/office-planning/comprehensive-plan

You are welcome to review the Comprehensive Plan and reference any applicable policies when preparing comments or opposition to the application. Any correspondence, comments, or opposition submitted to our office will be included in the case file and made available to the Board of Zoning Adjustment prior to the public hearing.

At this time, a formal Conditional Use Permit application has not yet been filed. If and when an application is submitted, a public hearing will be scheduled, and notice of the hearing will be provided in accordance with the Land Development Code.

Please let me know if you have any additional questions.

Thank you,

Tyler Pobiedzinski
Planner I
O: 502-574-5177
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

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From: Remington Smith <realrsds@gmail.com>
Sent: Thursday, June 18, 2026 3:32 PM

To: Pobiedzinski, Tyler <Tyler.Pobiedzinski@louisvilleky.gov>
Subject: Fwd: 26-CUPPA-0085

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Hey Tyler,

I live at 4508 S 6th St, Louisville, KY 40214 and some of my neighbors were asking me about the proposed CUP at **4519 S 6th St.** We just had another CUP at 4513 S 6th St rejected after community responses & the Planning Office report.

After looking at the report Hannah sent me (forwarded below), could you share more about how this application **conflicts with the Comprehensive Plan Policies**? I'm not familiar with where this doc might be located and the parts you might be referring to.

One of the bigger things we brought up during the haring about 4513 S 6th St was the limited supply of housing in the area & the proximity to Churchill Downs, which would make our neighborhood a prime target for becoming quickly saturated with non-owner occupied STRs if we start approving these.

Thanks!
Remington

---------- Forwarded message ---------
From: **Schreck, Hannah** <Hannah.Schreck@louisvilleky.gov>
Date: Thu, Jun 18, 2026 at 2:28 PM
Subject: 26-CUPPA-0085
To: realrsds@gmail.com <realrsds@gmail.com>

Good afternoon!

Here is that staff report we discussed on the phone. After having a chance to further look at the map and more thoroughly read the staff report. It looks like there are currently no non-owner-occupied short-term rentals within 600 feet of the property, only owner occupied. They will still need board approval, however.

Please let me know if there is anything else I can help you with!

Hannah Schreck
Associate Planner
Office of Planning
Louisville Metro Government
444 S 5th Street, #300 Louisville, KY 40202

Office: (502)574-4255

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