

May 22, 2018

J. Michael McCoy  
1704 S. 3<sup>rd</sup> Street  
Louisville, KY 40208

Short Term Rental Conditional Use Permit Application  
Proposal Description

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My home, which is my primary full-time residence, is a 3-story single-family residence, complete with a stand-alone one-bedroom, one bathroom living area on the third floor. The third-floor apartment is used primarily as accommodations for visiting out-of-town friends and relatives.

I intend to occasionally provide short-term rentals to individuals or couples visiting Louisville who are touring, attending local events such as the St. James Art Show or the Kentucky Derby, or visiting their children who are attending the University of Louisville, Spalding University, etc.

There is an existing exterior stairway that provides access to the home's internal rear stairs. Guests will be able to use either those stairs or they will be able to come and go via the house's main 3<sup>rd</sup> Street front door. No alterations or additions to the house's exterior will be necessary.

My property includes an alley-accessed parking pad that is approximately 25' wide by 30' deep which can easily accommodate three to four vehicles. No additional on-street parking for guests will be necessary.

A handwritten signature in black ink, appearing to read "J. Michael McCoy", with a long, sweeping horizontal line extending to the right.

J. Michael McCoy and Lauren C. Heberle  
1704 S. Third Street  
Louisville, KY 40208

April 24, 2018

Councilman David James  
Metro Council District 6  
601 W. Jefferson Street  
Louisville, KY 40202

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Dear Councilman James,

We are the owners and residents of 1704 S. Third Street and we're in the process of requesting a Conditional Use Permit (CUP) from Metro Louisville's Department of Planning & Design Services to allow us to operate short-term rentals in our home. As a part of that process this letter is being sent to our first and second tier Adjoining Property Owners (APOs) to notify you of our intentions and give you an opportunity to get additional information and provide any feedback prior to our case being presented to the Board of Zoning Adjustment (BOZA) by our Case Manager, Beth Jones AICP. We anticipate being added to the BOZA hearing calendar sometime in late May or early June.

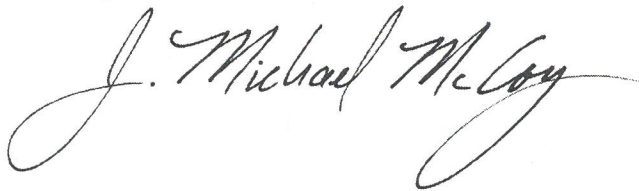
Our house has a standalone one-bedroom apartment on the third floor that we currently use for accommodations for visiting out-of-town friends and family members. We're hoping to also use it for occasional Airbnb or VRBO guests as well.

Guests will access the apartment via our home's main front entrance but it can also be reached independently by existing, exterior stairs that lead to a side door opening into the house's internal rear stairway. With a one-bedroom apartment we would officially be allowed a maximum of six (6) guests but we anticipate only having one, two, or three guests at any time. Our rear alley parking area accommodates three or four vehicles, depending on their size, and any guests' cars will be able to park off-street on our property.

We anticipate being present to meet guests upon their arrival and throughout their stay. Should we be out of town on any occasion that guests are present, they will be provided with my contact information along with that of a neighborhood friend who will also be available as an emergency contact.

I will be holding a meeting to discuss our plans, provide additional information, and answer questions here at our home on Thursday evening May 10<sup>th</sup>, at 7:00 p.m. Also, please feel free to contact me via phone or the email address below.

Sincerely,



J. Michael McCoy

502-435-3324  
mccoycentral@gmail.com

18 CUP 1042

J. Michael McCoy & Lauren C. Heberle  
1704 S. 3<sup>rd</sup> Street  
Louisville, KY 40208

### Short Term Rental Application Neighborhood Contact List

(1700 S 3<sup>rd</sup> Street)  
Stormy Realty LLC  
4113 Samoset CT  
Louisville, KY 40299

(1708 S 3<sup>rd</sup> Street)  
JQS LLC  
P.O. Box 148  
Hodgenville, KY 42748

(1712 S 3<sup>rd</sup> Street)  
Neal J. Richmond  
501 Samuels Avenue  
Apt. 620  
Fort Worth, TX 76102

David & Michelle James  
310 W. Lee Street  
Louisville, KY 40208

Craig Henderson  
314 W. Lee Street  
Louisville, KY 40208

(316 W Lee Street)  
IRIS Apartments LLC  
P.O. Box 19674  
Louisville, KY 40259

(320 W Lee Street)  
IRIS Apartments LLC  
P.O. Box 19674  
Louisville, KY 40259

(1705 S 4<sup>th</sup> Street)  
ABCD, 1700 South Fourth LLC  
7709 Stone Ledge Rd  
Louisville, KY 40291

(1707 S 4<sup>th</sup> Street)  
ABCD, 1700 South Fourth LLC  
7709 Stone Ledge Rd  
Louisville, KY 40291

(1709 S 4<sup>th</sup> Street)  
Chiu Tsang & Lin Mei  
309 Hightower Rd  
Lexington, KY 40517

(1711 S 4<sup>th</sup> Street)  
Louisville, 1711 LLC  
P.O. Box 14346  
Chicago, IL 60614

(1632 S 3<sup>rd</sup> Street)  
Joseph & Janine Malone  
7709 Cambridge CT  
Crestwood, KY 40014

(311 W Lee Street)  
K8 LLC  
2121 Douglass Blvd  
Louisville, KY 40205

Bryan & Kelly Diaz  
315 W. Lee Street  
Louisville, KY 40208

(1629 S 3<sup>rd</sup> Street)  
The Alexander Residence LLC  
3332 NE 190<sup>th</sup> St  
Apt. 1010  
Miami, FL 33180

Herbert & Marjorie Fink  
1701 S. 3<sup>rd</sup> Street  
Louisville, KY 40208

Richard May & Robert Goldstein  
1707 S. 3<sup>rd</sup> Street  
Louisville, KY 40208

Mehdi Poorkay & Mehrnaz Tehrani  
1711 S. 3<sup>rd</sup> Street  
Louisville, KY 40208

(212 W Lee Street)  
Jeffrey Call  
1520 S. 2<sup>nd</sup> Street  
Louisville, KY 40208

(1706 S 2<sup>nd</sup> Street)  
Louisville, 1706 LLC  
P.O. Box 14346  
Chicago, IL 60614

(1708 S 2<sup>nd</sup> Street)  
Judith Richardson  
P.O. Box 66  
Cox's Creek, KY 40013

Jeff Clingman & Betty Mumford  
1712 S. 2<sup>nd</sup> Street  
Louisville, KY 40208

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Councilman David James  
Metro Council District 6  
601 W. Jefferson Street  
Louisville, KY 40202

Beth Jones, AICP  
Develop Louisville  
444 South 5<sup>th</sup> Street  
3<sup>rd</sup> Floor  
Louisville, KY 40202

1704 S. 3<sup>rd</sup> Street  
Louisville, KY 40208

Short Term Rental SUP Neighbor Meeting  
May 10, 2018  
7:00 p.m.

**Attendees**

Name

Address

Michael McCoy 1704 S. 3<sup>RD</sup>

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Summary of Neighborhood Meeting  
May 10, 2018  
1704 S. Third St.  
Conditional Use Permit for Short Term Rental

Doors open from 7pm until 8pm.  
No one attended.

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