

January 30, 2019

David Orange plans to request a Conditional Use Permit (CUP) to operate a short term rental at 4117 S 2nd St.

This property has recently undergone a full rehab with no expense spared, correcting many issues that plague homes of this age. Our goal is to vet each and every tenant extensively, and to only rent to the most qualified tenants.

In accordance with Louisville Metro procedures, we have been directed to invite you to discuss this proposal. This is an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with us. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment (BOZA).

The meeting to discuss this development proposal will be held at the property:

February 26th, 2019 at 5 pm

4117 S 2nd st
Louisville, KY 40214

If you have any additional questions or comments; feel free to contact me via phone or text at (502) 440-0418. Via email at David.k.orange@gmail.com.

Best,

David Orange
(502) 440-0418

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4117 S 2ND ST NOTIFICATION LIST

KIPER JAMES R
4115 S 2ND ST
LOUISVILLE KY 40214

SPITZKE JARED K
4113 S 2ND ST
LOUISVILLE KY 40214

ZICKUHR MARIANNE
4119 S 2ND ST
LOUISVILLE KY 40214

SMITH ALVIN
4121 S 2ND ST
LOUISVILLE KY 40214

JMW100 PROPERTIES LLC
2525 RANDELL AVE
LOUISVILLE KY 40204

BAKER JENNIFER ORION
4118 S 2ND ST
LOUISVILLE KY 40214

ANNES JUDITH D
4116 S 2ND ST
LOUISVILLE KY 40214

OHNMUS JOHN
328 E ESPLANADE AVE
LOUISVILLE KY 40214

BLUEGREEN PROPERTIES LLC
PO BOX 19818
LOUISVILLE KY 40259

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LUU NGUYEN
PO BOX 211373
LOUISVILLE KY 40221

BROWN & WALTERS LLC
15217 CRYSTAL SPRINGS WAY
LOUISVILLE KY 40245

ROJAS KIRK
4117 S BROOK ST
LOUISVILLE KY 40214

MATTINGLY CAROLYN R
4118 S 1ST ST
LOUISVILLE KY 40214

MERRIFIELD TROY R
4120 S 1ST ST
LOUISVILLE KY 40214

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February 26, 2019

I, David Orange plan to request a Conditional Use Permit (CUP) to operate a short term rental at 4117 S 2nd St. I have conducted the preapplication process by notifying first and second tier adjoining property owners at least 14 days prior to a neighborhood meeting and held the meeting February 26th, 2019 at 5:00pm at the location; 4117 S 2nd St.

In attendance was myself as the applying host, James Kiper, who lives next door at 4115 S 2nd St, Daniel Luckett who was there on behalf of Councilman Triplett's office, as well as Joseph Ashby and Chris Saylor who live down the street at 4020 S 2nd st.

James Kiper's primary concern was that he wanted to ensure that the home was not being considered to be a section 8 rental. Once I confirmed that was not the case and explained the nature of the proposal, Mr. Kiper was supportive of the idea and only wanted to ensure that the yard was maintained.

Daniel Luckett of the district 15 office was there on behalf of the Councilman and wanted to explain their position; that they were supportive but wanted to ensure that hosts were adequately prepared and had action plans in place. After sharing our very tight house rules with Mr. Luckett, he expressed that he was very impressed with our operation and wanted to wish us luck.

Joseph Ashby and Chris Saylor wanted to stop in and see the home, and expressed that they liked the idea of having a short term rental in the neighborhood. They understood that this benefits local businesses and that it may attract other investors to the area which would only benefit their property value and bring up the neighborhood.

All told, it is my opinion that everyone who attended the meeting left feeling positive about it, all received my business card, and they had said they felt much better knowing there was someone that they could contact if any issues arose.

The only opposition we received was from the neighbor at 4119 S 2nd st; Marianne Zickuhr. Ms. Zickuhr strongly opposes any short term rental, or even long term rental next door. Our email correspondence is in the case file. We have asked Ms. Zickuhr multiple times what would be done to reach some sort of understanding or compromise however she seemed mostly unwilling to entertain the idea. The primary concerns she identified was parking and yard maintenance. To address these issues we have parking in the back that will very easily fit two cars on a gravel parking pad, and if guests choose to utilize street parking we will inform them that they may only park on the street in front of 4117, not in front of neighbors homes.

To address the concerns regarding yard maintenance, we will be hiring a lawn maintenance company that will cut the yard.

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I hope this satisfies criteria of official minutes for the 1019 Lydia St Neighborhood meeting. I attest that all information above is accurate.

David Orange

(502) 440-0418

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