

Letter of Explanation re Proposal to offer 1932 Frankfort Ave., Apt. 101, as a Short Term Rental

To Whom it May Concern:

We purchased 1932 Frankfort Avenue a few years ago as a long term investment property, and possible owner occupied unit when we retire. It's in a wonderful stretch of Frankfort Avenue near restaurants and shopping, so it is a lively place with an easy commute to downtown.

The building is 119 years old, brick Victorian, and is a duplex consisting of a one bedroom unit on the main level and a 3 bedroom unit on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. We have 3 parking spots in the rear of the building and we notice that there is always plenty of available parking in front of the building on both sides of the street as well as on Waverly. The space is currently rented to a medical resident who will be moving out in June. The upstairs unit has just become vacant and we have it available for long term rent as of this date.

We have decided that since we may want to move into the building, it would be best if we left a unit available to us instead of offering it to a long term tenant again. (Current tenant will be there 3 years and is only leaving as she has taken a job out of state.) We figure short term rental is best for us at this time.

We live just a few miles away, and are available for overseeing the property at all times. We can be at the property within about 15 minutes at most any time of day. We are available by phone at all times.

Pam Ruckriegel: 502-435-5524

Mike Ruckriegel: 502-435-5528

If there are any questions, either of us can be reached at the above numbers.



Pam Ruckriegel  
Manager, Premier Capital Group, LLC

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March 22, 2019

To the Adjoining Property Owners and Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 8th District.

Premier Capital Group LLC plans to submit a development proposal to request a conditional use permit for 1932 Frankfort Avenue.

We are proposing to operate a short term rental at 1932 Frankfort Avenue.

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 us. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on Friday, April 12, 2019 at 6 p.m at 1932 Frankfort Avenue.

At this meeting, Pam and Mike Ruckriegel, members of Premier Capital Group LLC, will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Sincerely,

A handwritten signature in black ink that reads "Pam + Mike". The signature is written in a cursive, flowing style.

Premier Capital Group LLC by owners:  
Pam and Mike Ruckriegel  
Pam: 502-435-5524

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Neighborhood Meeting held April 12, 2019 at 6 p.m.

**Meeting Summary**

Pam and Mike Ruckriegel, owners/members of Premier Capital Group LLC who owns 1932 Frankfort Avenue and have applied for a CUP to operate a short term rental were present at the meeting. We arrived at the meeting site at 1932 Frankfort Avenue 30 minutes before the start of the meeting and remained until 6:30 p.m. during which time no one appeared for the meeting.

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