

Copy

Neighborhood Notification Letter

April 8th, 2019

To adjoining property owners, neighborhood group representatives and the Metro Councilperson for Council District 15:

I am requesting a Conditional Use Permit (CUP) to allow me to operate a short-term rental at 2911 S 3rd Street, Louisville, KY 40208.

This property currently serves as a student rental; however, we feel it would better serve the neighbors and community as a short-term rental, especially given the proximity to the University of Louisville, Churchill Downs and Downtown. This would allow us to better maintain the condition of the property through more regular visits during tenant turnover and cleanings.

This property has 5 bedrooms, which under the current ordinance for short-term rentals allows 14 guests (2 per bedroom + 4); however, we plan to limit this to no more than 10-12 persons at any given time. Currently there is a 2 car garage and parking pad at the rear of the property, in addition to the on-street parking at the front of the home.

Currently, my business partner and I personally manage this property, and plan to continue managing it as the hosts for future guests. Our ultimate goal is to always ensure our properties are clean, safe and well-maintained, not only for the guests, but also for the neighbors.

We are holding a meeting to discuss our plans on April 25th, 2019 at 6:00pm ET at Holy Name Church located at 2914 S 3rd Street, Louisville, KY 40208 (follow signs to the basement entrance). At this meeting, I'll explain my proposal and answer any questions you may have. My personal cell is 502-727-9784 if you have any questions, concerns or in the event of an emergency.

Regards,

Sean S. Williams

Sean S. Williams
Property Manager
502-727-9784
sandwpropertygroup@gmail.com

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Property Address	Property City	Property S	Property Zip/Coc Name	Mailing Address	Mailing City	Mailing State	Mailing Zip/Code
2901 S 2ND ST	Louisville	KY	40208 UNIVERSITY OF LOUISVILLE REAL ESTATE	215 CENTRAL AVE STE 304	Louisville	KY	40208
2915 S 3RD ST	Louisville	KY	40208 FRANK & PATRICIA KENNEY	3307 BOROWICK CIRCLE	La Grange	KY	40031
2917 S 3RD ST	Louisville	KY	40208 MICHAEL ANDREW FLANIGAN REVOCABLE TRUST	383 MANDARIN DR APT 3	DALY CITY	CA	94015
2909 S 3RD ST	Louisville	KY	40208 CAMPBELL MARY KATHLEEN & FITZGERALD R	2909 S 3RD ST	Louisville	KY	40208
2907 S 3RD ST	Louisville	KY	40208 SHIRLEY JONES	2907 S 3RD ST	Louisville	KY	40208
2911 S 4TH ST	Louisville	KY	40208 ROMAN CATHOLIC BISHOP OF LOUISVILLE	PO BOX 1073	Louisville	KY	40201
2912 S 3RD ST	Louisville	KY	40208 ROMAN CATHOLIC BISHOP OF LOUISVILLE	PO BOX 1073	Louisville	KY	40201
2910 S 3RD ST	Louisville	KY	40208 GLEN & BETHANY MOORE	2910 S 3RD ST	Louisville	KY	40208
2910 R S 3RD ST	Louisville	KY	40208 GLEN & BETHANY MOORE	2910 S 3RD ST	Louisville	KY	40208
2908 S 3RD ST	Louisville	KY	40208 SHIPLEY JOHN RUSSELL & ROSWITHA H	2908 S 3RD ST	Louisville	KY	40208
2906 S 3RD ST	Louisville	KY	40208 BROOKE REALTY LLC	10221 LINN STATION RD	Louisville	KY	40223
310 IOWA AVE	Louisville	KY	40208 Donald Ball	312 IOWA AVE	Louisville	KY	40208
2909 S 4TH ST	Louisville	KY	40208 CARDWELL GROUP PROPERTIES LLC	5513 HEMPSTEAD RD	Louisville	KY	40207
314 IOWA AVE	Louisville	KY	40208 Robert Cecil	3051 ELEMENT LN	Louisville	KY	40299
316 IOWA AVE	Louisville	KY	40208 Robert Cecil	3051 ELEMENT LN	Louisville	KY	40299
444 S. 5th Street, 3rd Floor, Planning & Design Service	Louisville	KY	40202 Beth Jones	444 S. 5th Street, 3rd Floor	Louisville	KY	40202

Mailing List

16 mailings

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2911 S 3rd St
Meeting for Short-Term Rental
Sign-in Sheet

Location:
Holy Name Church
2914 S 3rd Street
Louisville, KY 40208

April 25, 2019
6pm - 7pm ET

[illegible]

Neighborhood Meeting Summary

Date: April 25th, 2019

Time: 6-7pm ET

Location: Holy Name Church located at 2914 S 3rd Street, Louisville, KY 40208

For this meeting, there were 6 attendees that included neighbors/property owners for property addresses: 2909 S. 3rd St, 2917 S. 3rd St, and 2903 S. 3rd St.

The neighbors voiced concerns over the parking situation given the number of potential people that would be allowed to stay in the property; along with the total number of people allowed to stay given the number of bedrooms (14 per ordinance). There seemed to be noise concerns as well.

I expressed to them that given the current proximity to the University of Louisville, we naturally attract students as long-term tenants. This property was renovated in 2018, and already has begun to sustain damage due to the nature of the college students. In addition, they don't care too much about maintaining the interior and exterior of the property on a regular basis as much as we would prefer.

With a short-term rental, I would be able to adequately control the quality of incoming guests thanks to online reviews and history available on most popular short-term host sites like AirBnB and VRBO. I would also be able to better maintain the property through regular visits during guest turnover and cleanings. It should not be difficult to regulate the concerns the neighbors are posing with adequate screening, "house rules" and restrictions on the number of guests and cars per stay. Currently there is 3 available parking spots on the property, along with on-street parking in the front. We would also limit the number of guests to 10 people, rather than the allotted 14 per ordinance.

In addition, we do have the option to easily convert the home back to a duplex as it was originally constructed by simply adding a wall/door in one of the entry foyers. In that situation, each unit would have its own bathroom and kitchen as it currently sits. This would allow us to host smaller parties of guests as well.

We feel given the location and proximity to UPS and the Airport, in addition to UofL and Churchill Downs, makes this an ideal place for guests to enjoy a great, clean, and safe experience. This would also provide additional revenue to surrounding businesses and establishments in the neighborhood when visitors are in town.

Regards,

Sean S. Williams

Property Manager/Owner
502-727-9784

sandwpropertygroup@gmail.com

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