

August 19, 2018

**Louisville Metro Board of Zoning
Adjustment**

Colin Clark – Double C Realty

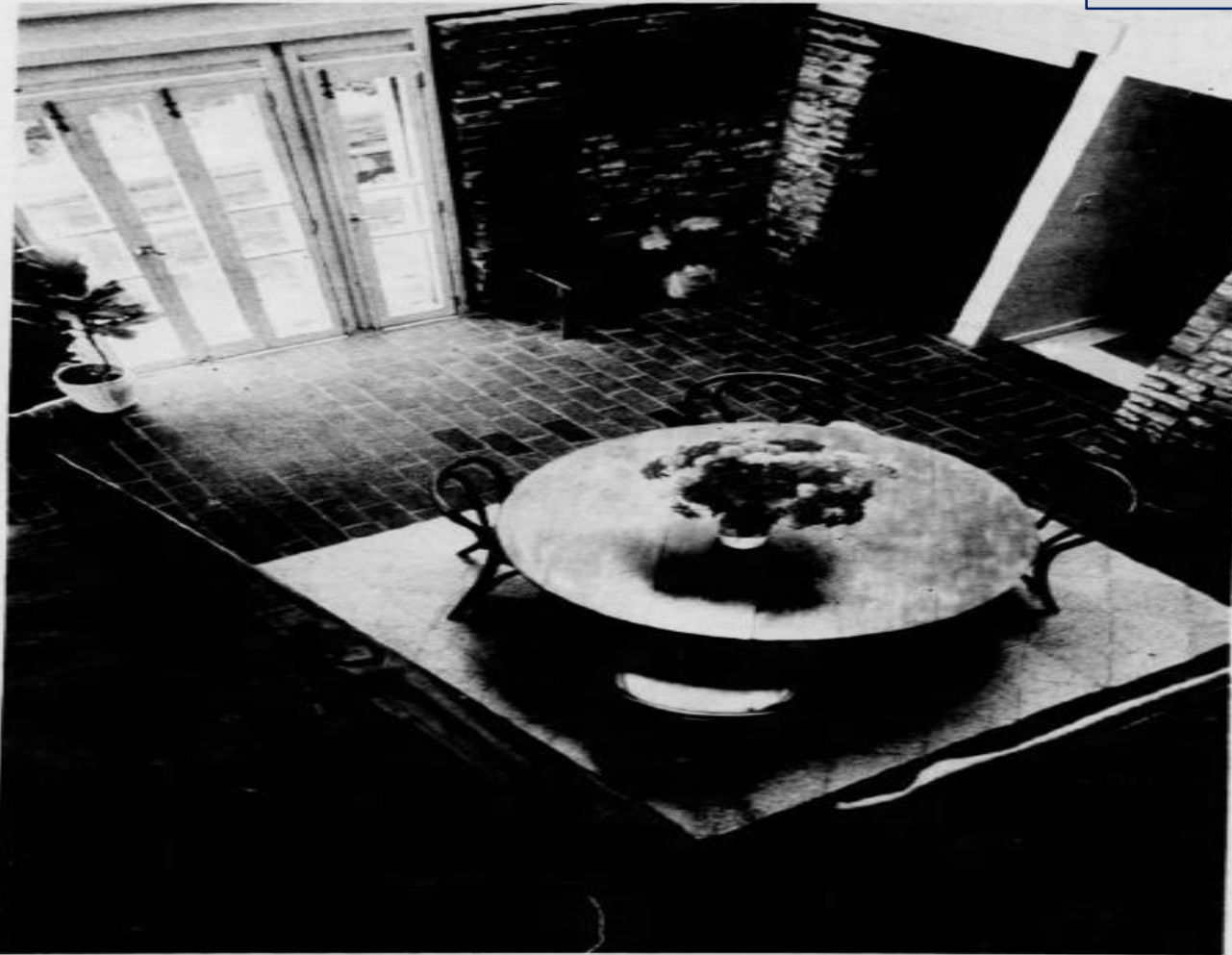
19 CUP1018 – Application for Short Term Rental

- 813 Franklin Street -

813 Franklin Street – Shanty Boat House

at home BY LANA ELLIS

Courier Journal – Sunday – March 20, 1977



The view from the top of the stairs and balcony is of the dining area. The Emrichs bought the bentwood chairs for \$5 each at a sale at Churchill Downs, then refinished them. French doors lead to a backyard garden.



The Emrichs' "shanty boat" house in Louisville.

Shotgun surprise

"THE neighborhood legend about this house is that it floated up in the '37 flood and somebody just built a foundation under it," says Mary Jane Emrich. "They call it 'the shanty boat' and if you look at the front of the house it definitely looks like a shanty boat."

The exterior of the small shotgun house on Franklin Street in Louisville's Butchertown neighborhood doesn't betray a clue to the contemporary treatment of the interior. Plants blanket the windows of the only room visible from the street. A small passageway at the side of the 16-foot-wide house leads downstairs to the main entrance.

Mrs. Emrich and her husband, Claud Emrich III, have created a wealth of space and living area by using what was the cellar of the house as a living room, dining area and kitchen. What was the major living area is now the master bedroom, guest bedroom, library and bathroom.

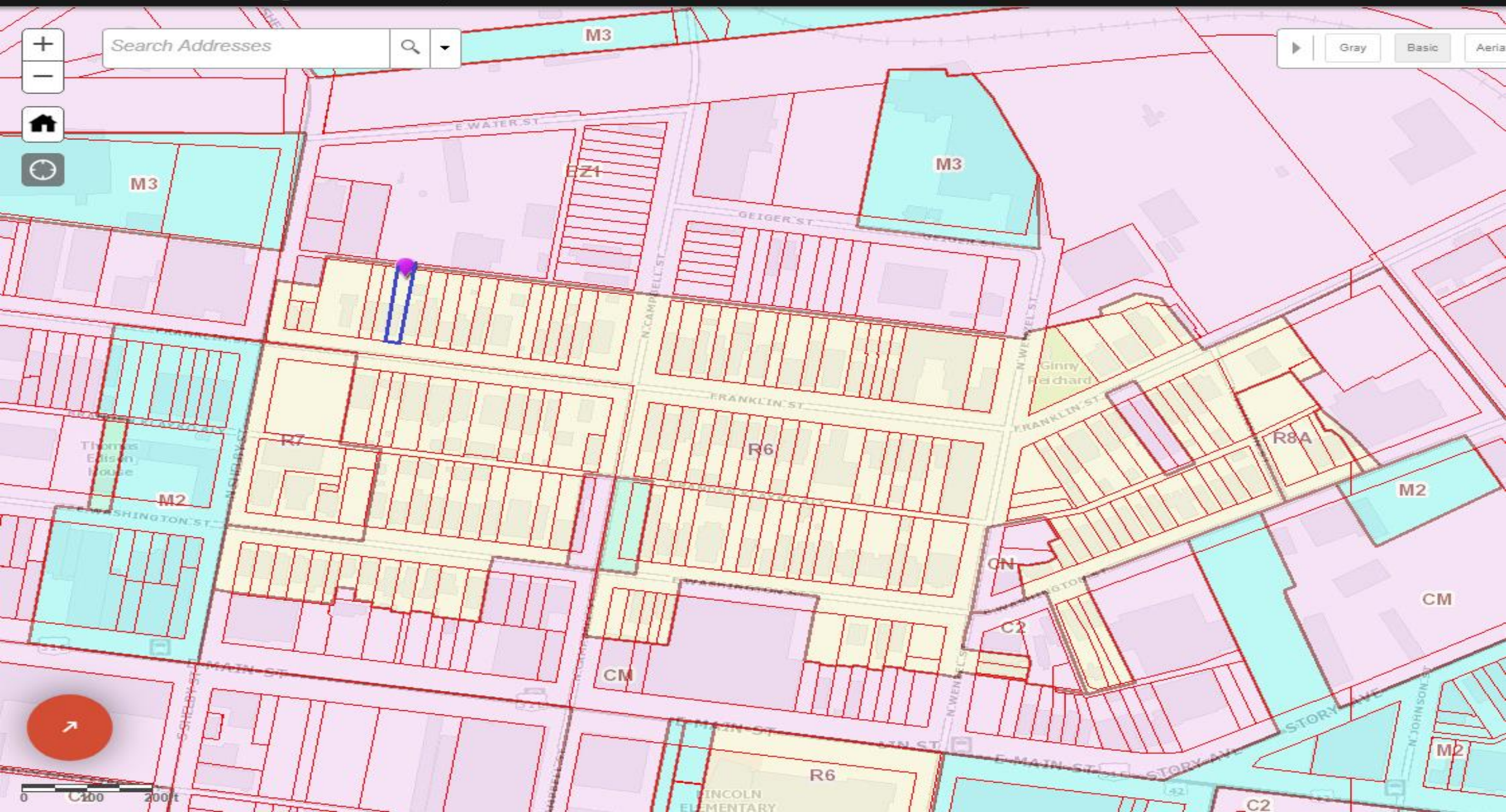
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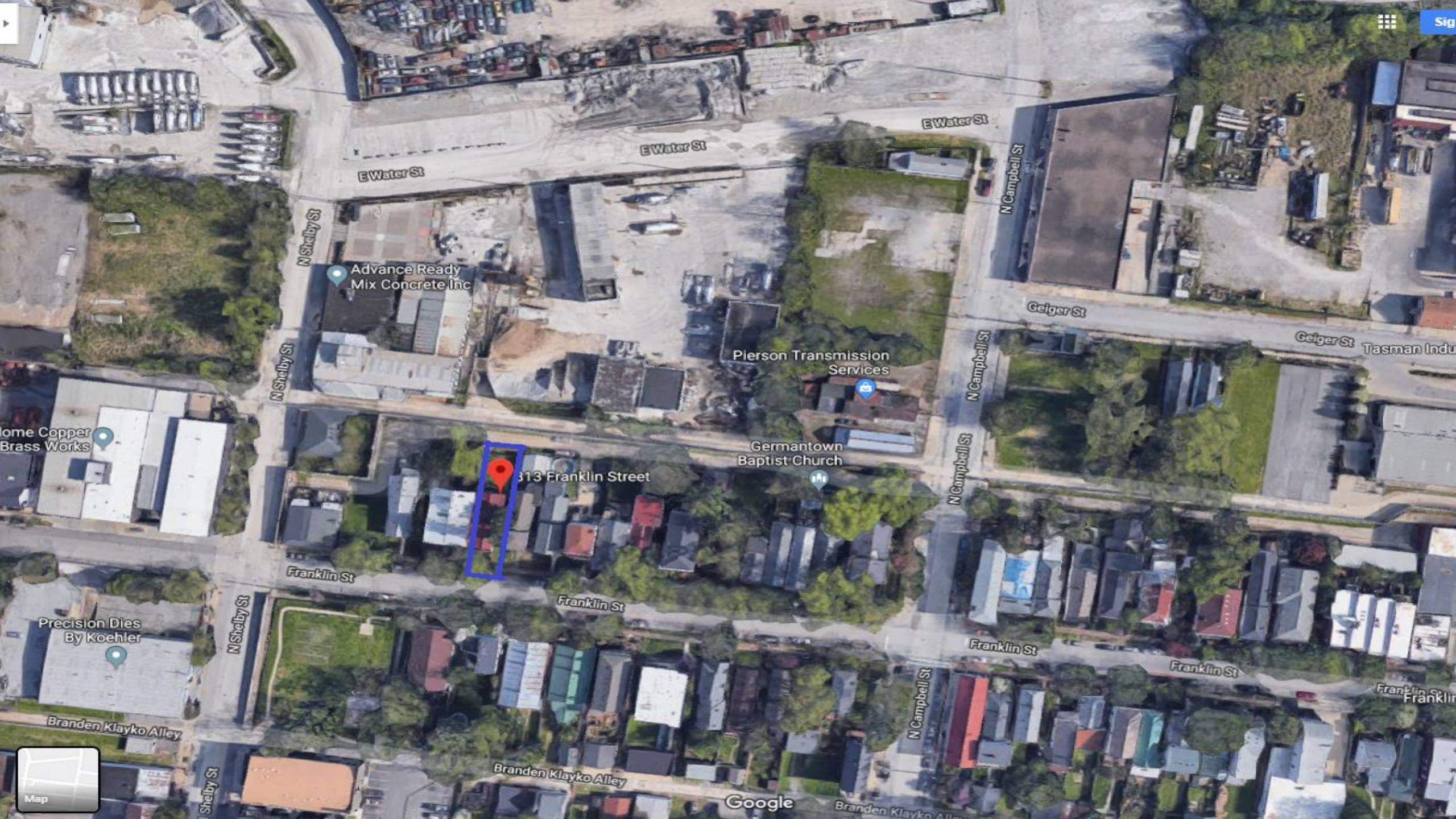
Photographed by BILL STRODE

813 Franklin Street – Short Term Rental CUP



AUTHENTICITY – SHANTY BOAT HOUSE IN RIVER CITY





Advance Ready Mix Concrete Inc

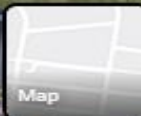
Pierson Transmission Services

Germantown Baptist Church

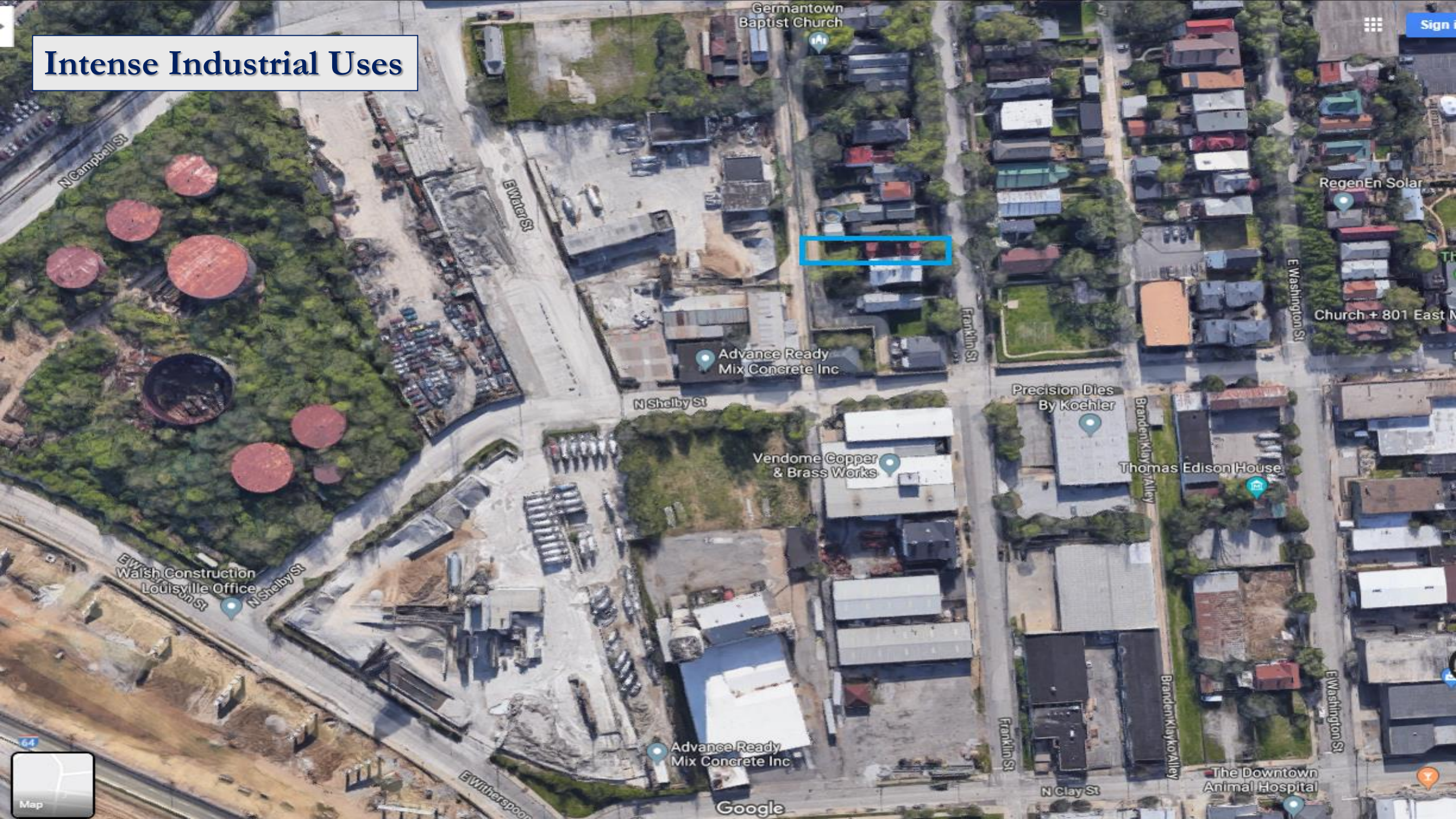
313 Franklin Street

Home Copper Brass Works

Precision Dies By Koehler



Intense Industrial Uses



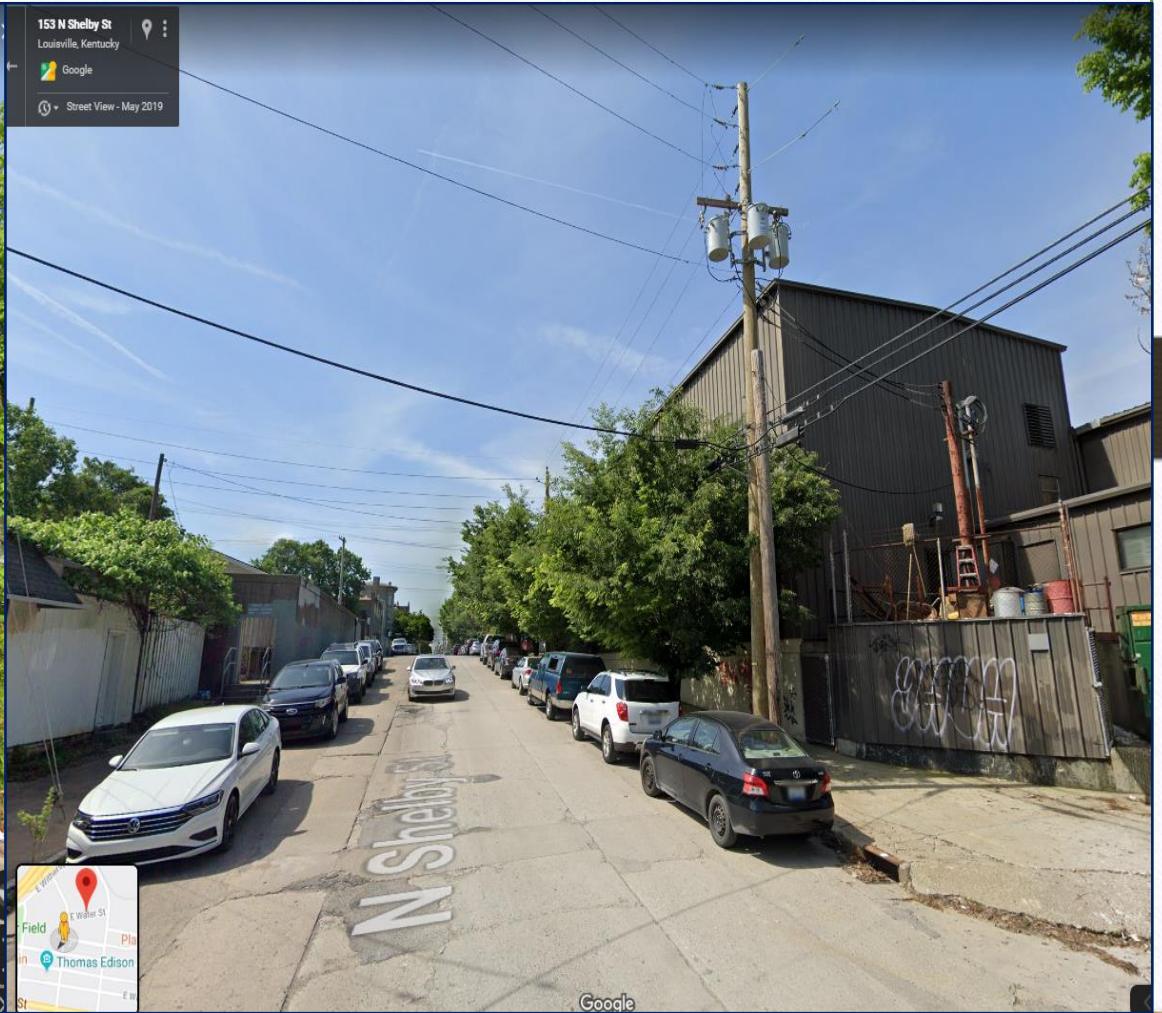
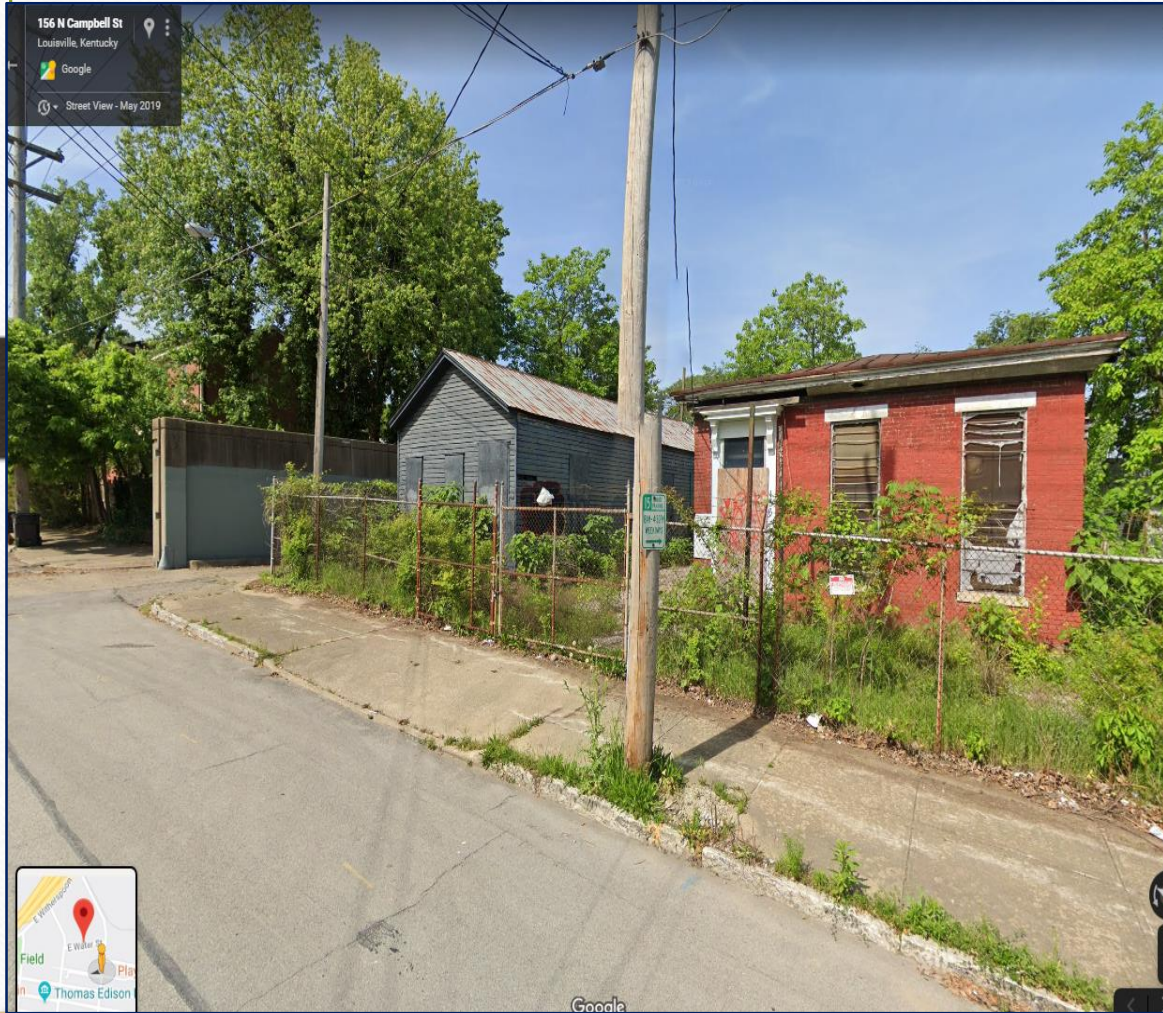


Advance Ready Mix Concrete Inc.

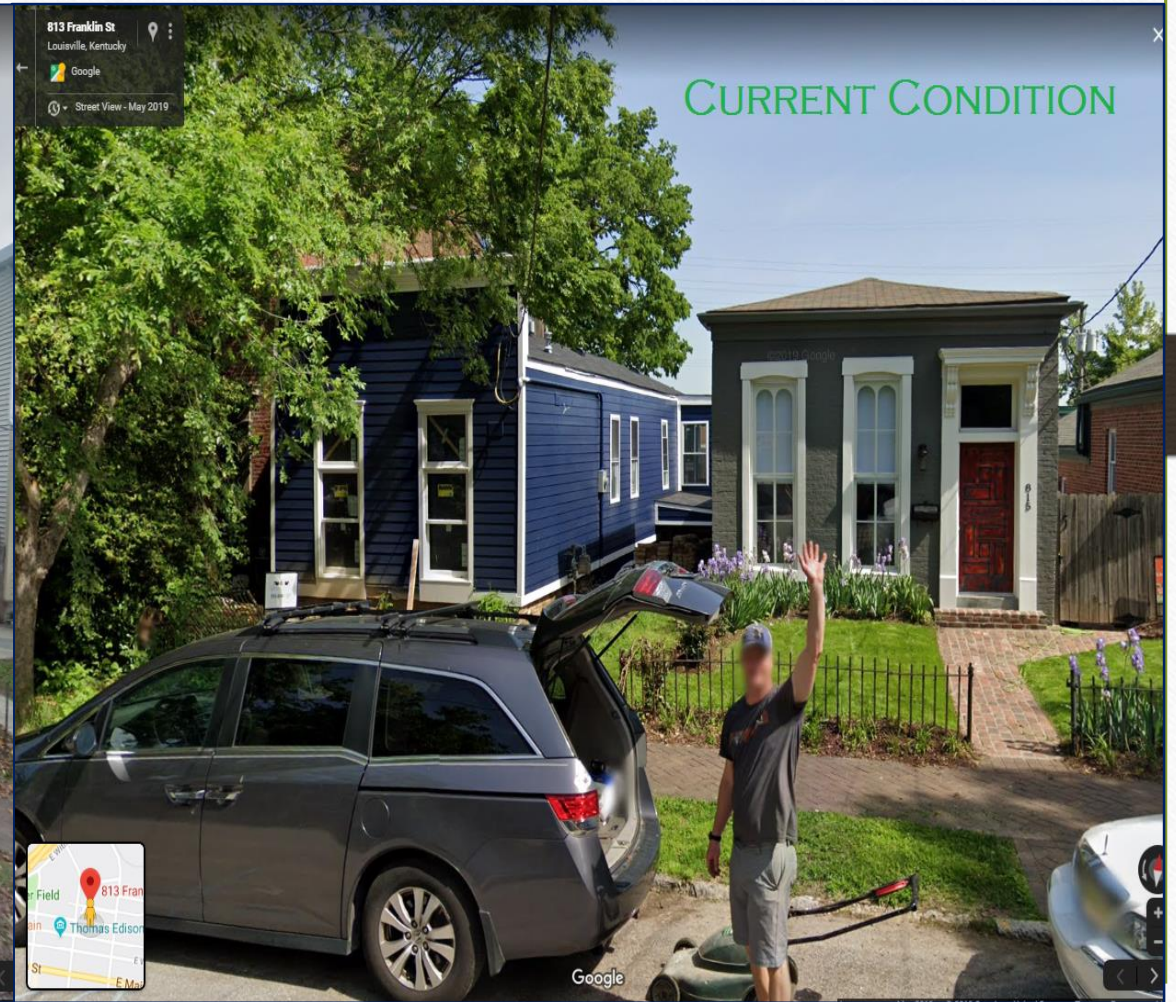
E. WATER ST. – DIRECTLY BEHIND FLOOD WALL



ALLEY @ N. CAMPBELL AND @ N. SHELBY



- FROM VACANT TO BRAND NEW -



- FROM EYESORE TO CONTRIBUTING ASSET -



- INTERIOR UPDATES -



- INTERIOR UPDATES -





.37 TO BIG 4

.5 TO WATERFRONT PARK

.25 TO LFC STADIUM

.4 TO BATS STADIUM

.4 TO BUTCHERTOWN

.39 TO DISTILLERY

.25 TO NULU

WALKABILITY OF AREA

BUTCHERTOWN

- Butchertown Residents are familiar with short term rentals and voice concerns about those applications that concern them.
 - 832 Franklin Street (18CUP1042)
 - 834 Franklin Street (18CUP1043)
 - 909 E. Washington Street (18CUP1053)
- Shanty Boat House is surrounded by duplexes & rental properties
- 12 of the 15 people that were sent letters are LLC members; meaning large investment groups own properties on entire street



19CUP1018 – QUESTIONS ?

