

Elizabeth Mitchell Young
1215 Central Avenue
Louisville, Kentucky 40208

April 17, 2020

To Whom It May Concern:

I have lived at 1215 Central Avenue since fall 2004. In the span of the past almost 16 years I have seen 1213 Central go through many changes; from dilapidated/abandoned with neighborhood kids climbing on the roof and tearing shingles off for fun, to being inhabited by renters whose young children sought solace from the drug abuse happening at their home by always asking to hang out with me, to its current status as a short-term rental.

Jodie from Soul Proprietorship LLC has worked diligently to transform the home and property into a space of beauty and safety for her renters. I am continuously thrilled to see the work that she continues to put in, it is a joy for me to live next door to a well-maintained, landscaped, clean home. I have two children under 3 and have never had an issue with any of the renters who have stayed next door regarding noise or any sort of disturbance. In fact, I have enjoyed meeting new people and find that those who stay next door and more respectful in many instances than the neighbors who live here full-time. In my opinion, Jodie and the short-term rental have been the best neighbor I have had at 1213 Central, she has been respectful of my family and I from the beginning of her ownership. Jodie checks in either of my husband or I often to make sure that we haven't had any issues with any of her renters and I often text her if we're planning to be out of town to ask her to keep an eye on our place.

Please feel free to contact me with any questions or concerns!

Sincerely,

Elizabeth Mitchell Young
ejmitc02@gmail.com
606.521.9415

Crumbie, Jon

From: Gant B. Hill, CCIM <gant@ganthill.com>
Sent: Wednesday, April 22, 2020 10:26 PM
To: Crumbie, Jon
Cc: rachell.mandell@louisvilleky.gov
Subject: 1213 central ave (19-CUP-0286)

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Dear Jon,

I would like to take this opportunity to offer my support of the certificate of use permit for 1213 Central Ave., Jodie Bass as owner.

This home has been meticulously maintained and shows beautifully. It is a true asset to the neighborhood and will provide much-needed alternative housing for short-term guests that attend events at Churchill Downs, University of Louisville and the Kentucky Fair & Exposition Center.

Moreover, Jodie is an exceptional landlord with a great track record and experience in hosting guests as well as being a long-term rental landlord.

Should you have any questions, please reach out to me at your convenience. My contact information is below.

Sincerely,

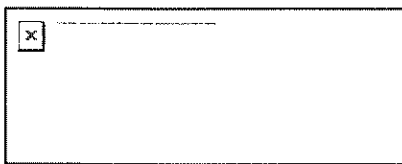
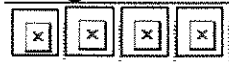
Gant

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Description of use: 1213 Central Ave

Single family dwelling with garage. 1450 sq ft house with full basement (4 bedroom 2 bath)

Existing short-term rental. Change from primary residence to non-primary residential status as owner. Status changed occurred after renewal of permitting and change of regulations in 2019.

4 bedrooms as shown. One pull-out couch available as needed. Maximum occupancy of 10 individuals maintained. Ample parking in driveway (3-4 spaces) 3 car garage at rear available to guests with special permission – accessed from rear alley.

Have had great response and communication with neighbors and guests alike. "Superhost" status maintained (excellence in professionalism through Airbnb).

I have extensive experience with short-term rental, both as a host and traveler, and have a great understanding of what it takes to be successful, while always respectful of my community. I have had a strong positive track record, both with visitors and neighbors, and feel a great pride of place. I have been operating under permitting and registered tax payments since operation. I believe the property has offered the neighborhood and visitors a positive dynamic exchange in an often under-appreciated section of South Louisville.

I seek only to continue providing excellent service and a strong positive engagement with my neighborhood.

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November 26th, 2019

Dear Neighbor,

This is to inform you that an application has been filed for my property

ADDRESS: 1213 Central Ave

CASE #: 19-CUPPA-0251

PDS CASE MANAGER: JON CRUMBIE

COUNCIL DISTRICT: 6

The application for the CUP was filed with Planning and Design Services on 11/20/19, for occasional short-term rental at the address listed.

To review documents related to this proposal, please visit:

[Http://louisvilleky.gov/government/planning-design](http://louisvilleky.gov/government/planning-design) and click on *search case information*.

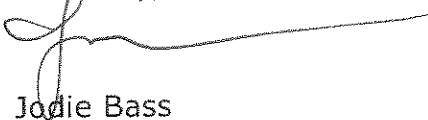
Current policy requires all non-primary residents to file for a CUP for short-term rental, as of May 2019. With a subsequent change of permanent residential status, I am filing for permissions to continue as a short-term rental at this address.

While there have been no previous issues or concerns to date, as part of this process, and out of my interest in continuing good standing with my neighbors, I am extending the opportunity to meet and discuss any questions or concerns you may have related to the above application.

Our community meeting is scheduled for **December 11th at 2787 S Floyd St, Louisville, KY 40209** – Coconut Beach (restaurant adjacent to Cardinal Stadium), front tables --at **6:30pm**.

I look forward to speaking with you then.

Sincerely,



Jodie Bass

Sign-In for Community Meeting:

Regarding continuance of Short-term Rental

Address: 1213 Central Ave, 40208

Conducted at Coconut Beach - 2787 S Floyd Street, 40208 November 11th, 6:30 pm

NAME: ADDRESS: CONTACT INFO:

1. [NO-ONE-SHOWED UP]

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3.

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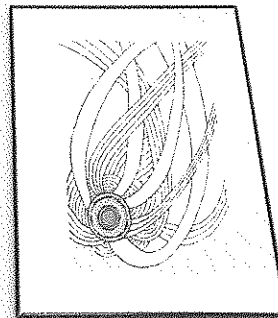
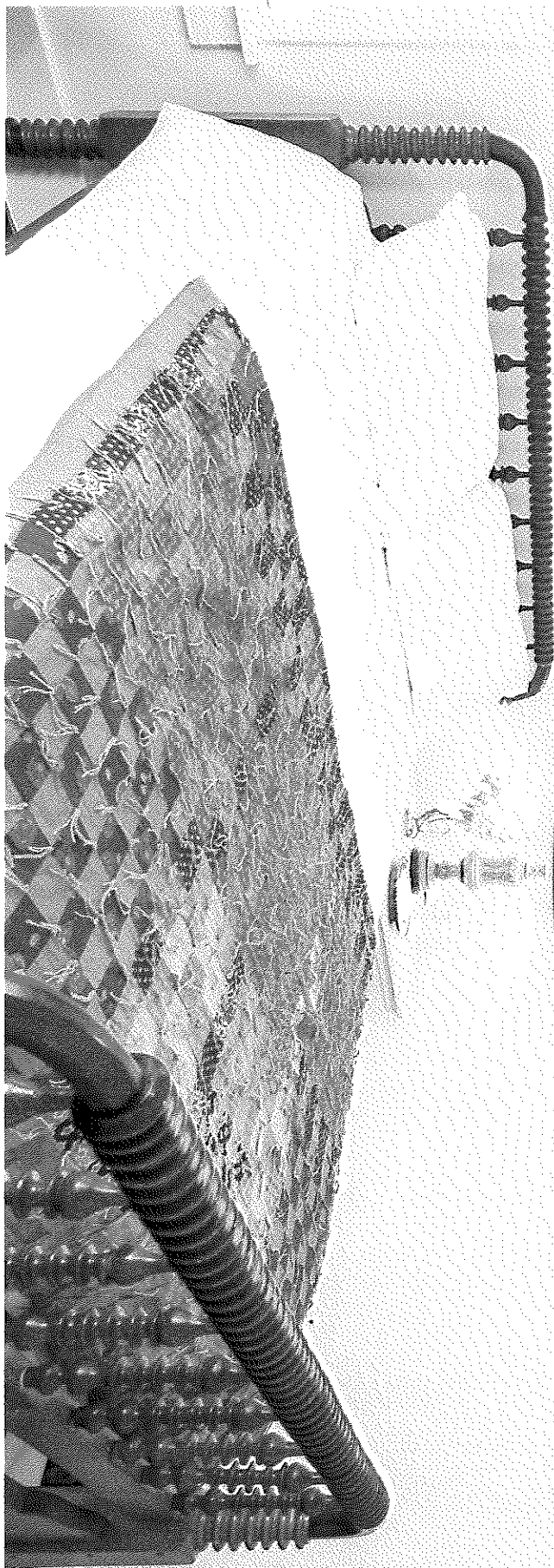
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MINUTES FROM COMMUNITY MEETING:

→ have images as document, if desired.



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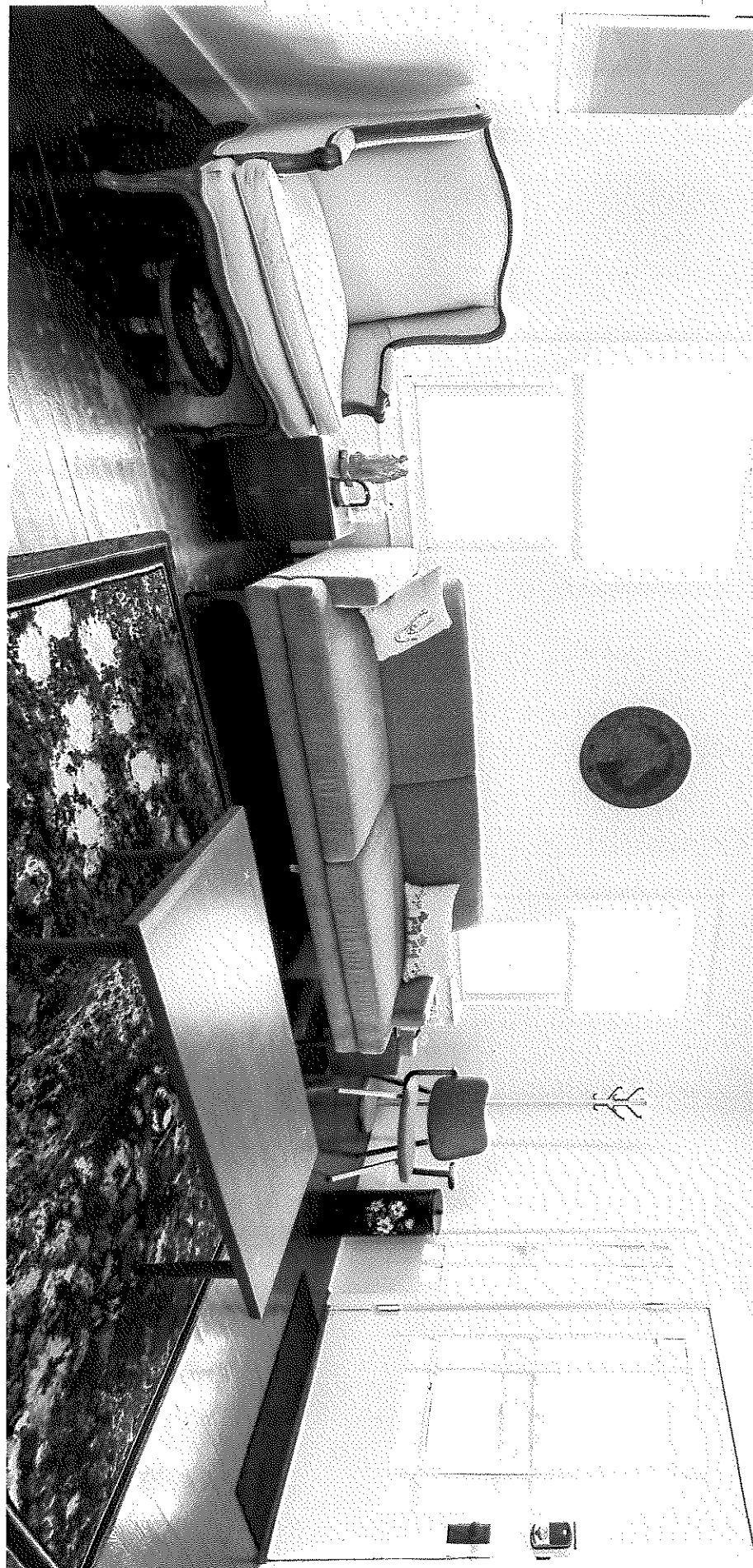
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