

## Neighborhood Meeting

June 5, 2019

To the adjoining property owners, Neighborhood Group Representatives expressing interest in this area and the Metro Councilperson for the 14th District.

Valley Hope Center, LLC plans to submit a development plan proposal to request a "Conditional Use Permit" for a "private institutional use" for the property located at 10300 Lower River Road, currently known as "The Venue".

This request is to allow the construction of a single family residence, wedding venue and additional parking.

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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 the developer or his / her representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and / or the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on Wednesday, June 19th, at 6:00 pm.

The Meeting will be held in the cafeteria at 10300 Lower River Road, Louisville, Kentucky, 40272.

At this meeting, Mark Madison (Engineer for the applicant) will explain the proposal and then discuss any concerns that you may have. We encourage you to attend this meeting and to share your thoughts.

RECEIVED

SEP 17 2019

DESIGN SERVICES

19 - CUP - 0177

9 ( ) 1777

## Summary of Neighborhood Meeting – The Venue

The neighborhood meeting was held on site at 6:00 pm, June 19, 2019.

The three residents attended the meeting.

Mark Madison presented the plan, discussed process and the schedule. He then opened the floor for questions.

The following is a summary of questions and responses.

- Is all of the new construction going to be behind the existing Church building?
  - The only proposed building is going to be towards the rear of the property except for small barn as shown on the plan. There may be some minor improvements to the site along the sides and front as they relate to agency requirements, such as landscaping or the widening of an entrance drive.
- Where are you in the process and when will you begin construction?
  - The development plan will be submitted shortly. We hope to have approvals this fall and begin construction as soon as we can get all the required approval.
- Are going to continue to operate like you are now?
  - Yes, that's the plan.

The residents socialized, reviewed the plan and then left the facility.

RECEIVED

SEP 17 2019

## DESIGN SERVICES

"The Venue"  
10300 Lower River Road

eddes397.org  
eddes12@  
ill.com  
eddes@  
com

## Neighborhood Meeting

December 18, 2019

To the adjoining property owners, Neighborhood Group Representatives expressing interest in this area and the Metro Councilperson for the 14th District.

Valley Hope Center, LLC plans to submit a development plan proposal to request a "Conditional Use Permit" for a "private institutional use" for the property located at 10300 Lower River Road, currently known as "The Venue".

This request is to allow the construction of a single family residence, wedding venue and additional parking. This is a second meeting to specifically address that a portion of the project will have a short term rental also known as an Air BNB.

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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 the developer or his / her representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and / or the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on Wednesday, January 8, at 6:00 pm.

The Meeting will be held in the cafeteria at 10300 Lower River Road, Louisville, Kentucky, 40272.

At this meeting, Mark Madison (Engineer for the applicant) will explain the proposal and then discuss any concerns that you may have. We encourage you to attend this meeting and to share your thoughts.

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JAN 17 2020  
PLANNING &  
DESIGN SERVICES

20-CUP-0052

## **Summary of Neighborhood Meeting The Venue (Short Term Rental / Air BNB)**

The neighborhood meeting was held on site at 6:00 pm, January 8, 2020.

No one attended the meeting other than the Developer and design firm representative.

Mark Madison and Dayrl Koppel waited thirty minutes and then left the meeting location.

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JAN 02 2020  
PLANNING &  
TECHNICAL SERVICES

20-CUP-0052

## Variance (attachment)

The owner / applicant is requesting a variance to allow a building(s) to exceed the maximum setback.

1. Because the request is to allow the proposed buildings to be constructed towards the rear of the lot and situated behind the existing buildings occupying the front setback, granting the proposed variance will not affect the public health, safety or welfare.
2. The existing structures on the subject property are between the proposed buildings and Lower River Road. There will be no impact on a resident, driver or pedestrian along Lower River Road. Granting the requested variances will not negatively affect the general public or the character of the area.
3. Because the proposed buildings are situated behind the existing buildings and there are no immediate neighbors to be impacted, and access will be remain the same granting the requested variances will or cause a hazard or nuisance to the public.
4. For the reasons given above this is not a circumvention of the requirements but rather an attempt to develop the property in a way that it is responsible and can offer more opportunities for the residents of the area.

The current request is a result of the applicant's actions because it is his proposed buildings. However, this is the former St. Timothy's Catholic Church and Priests home. The applicant / owner is adaptively reusing this facility. The existing and proposed uses include rental to other Churches that cannot afford their own, a wedding venue, and short term rental, that is often used by the wedding party.

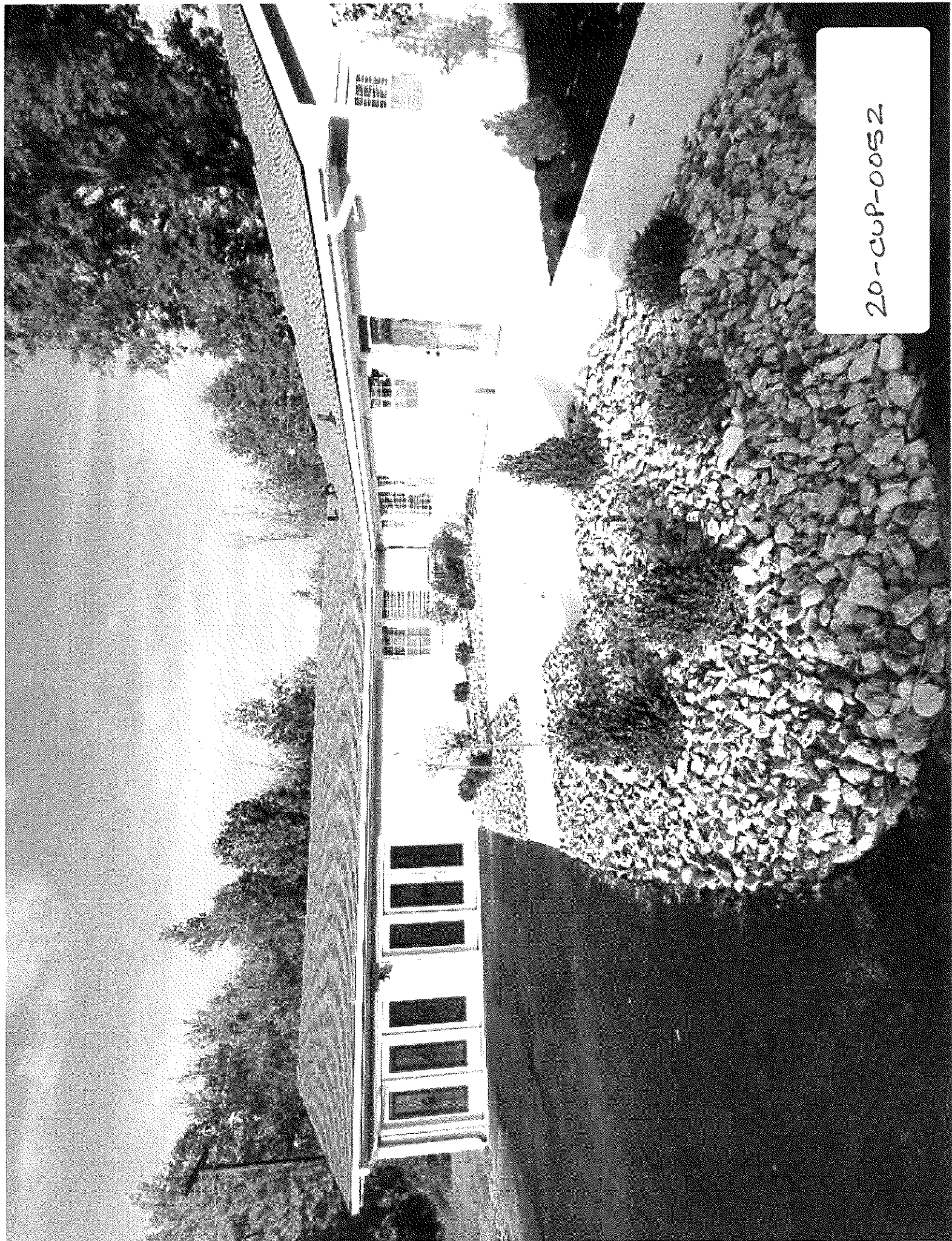
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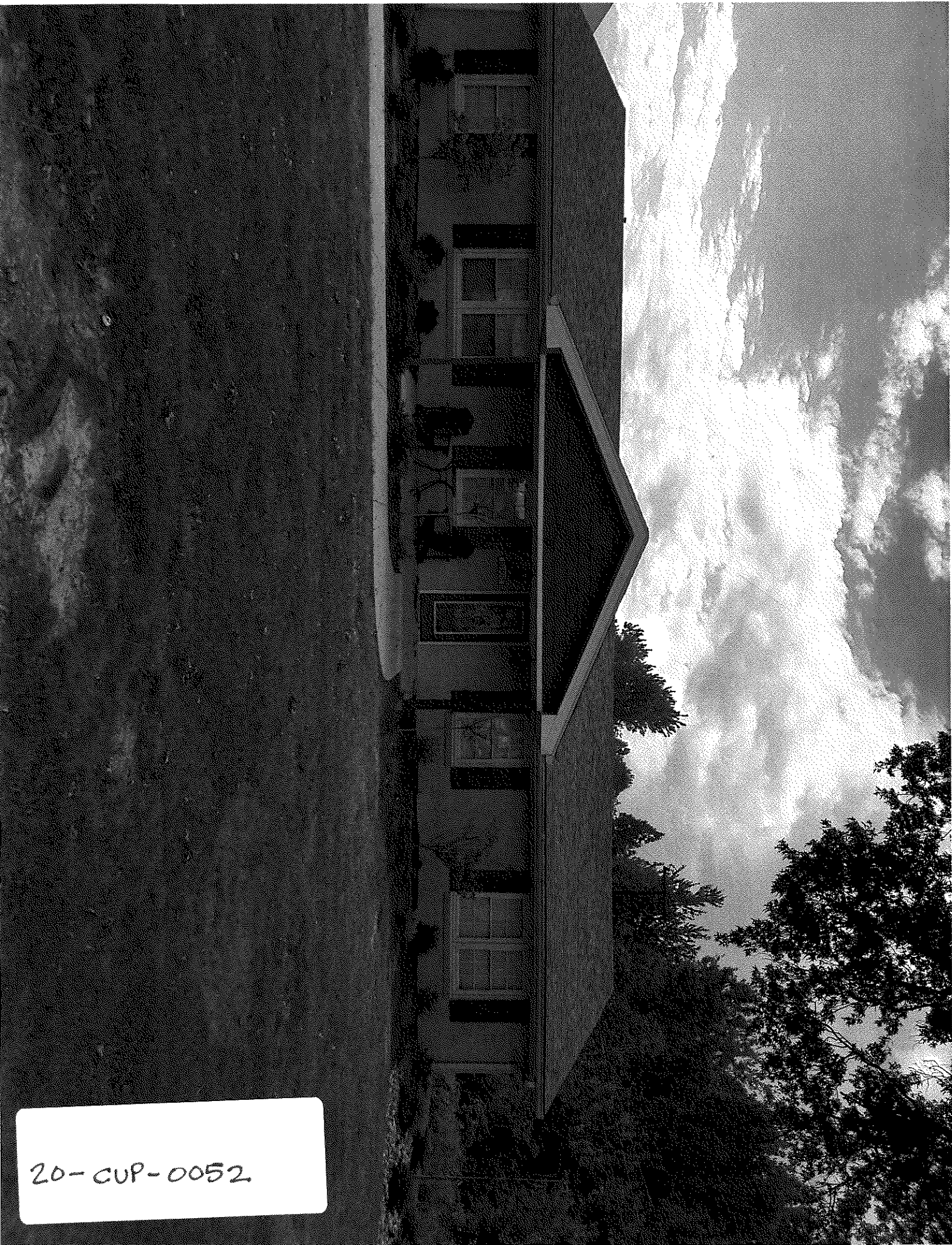
PLANNING & DESIGN  
SERVICES

20 - VARIANCE - 0025

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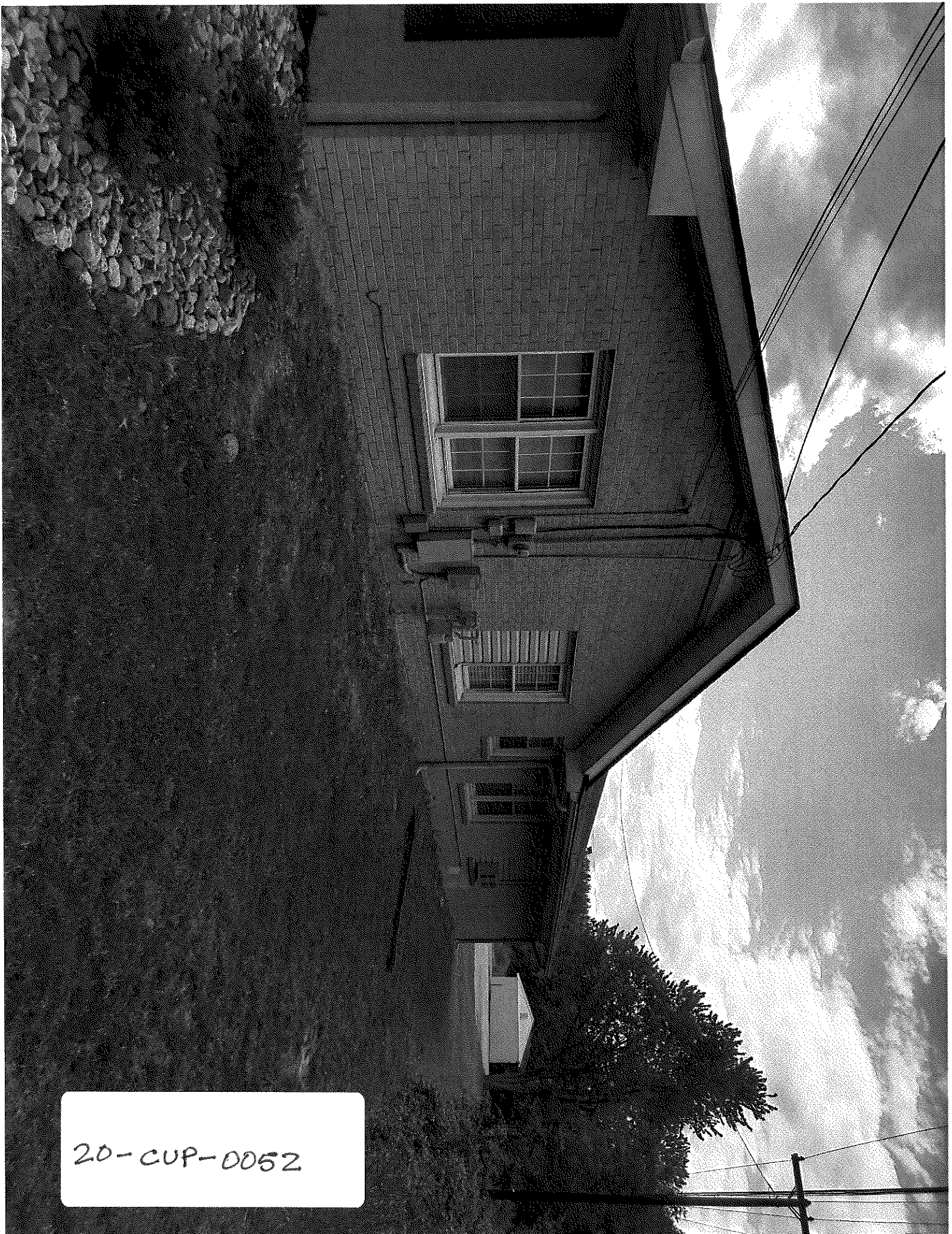
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