

## Neighborhood Meeting

Date: March 31, 2021

To: Adjoining Property Owners  
Neighborhood Representatives  
Metro Councilperson for District 4

From: Lisa Stewart Eriks  
444 E Lee Street  
Louisville, KY 40217

**Re: Virtual Meeting regarding a Short Term Rental CUP at 444 E Lee St.**

In accordance with the procedures of Louisville Metro Planning and Design Services, we are inviting you to discuss the Short Term Rental Conditional Use Permit before the process proceeds. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the property owner. 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 Short Term Rental Conditional Use Permit application will be held on **Monday April 19, 2020 from 6 -7 PM via Zoom**. Due to COVID-19 we are not able to gather in person. Therefore, you may participate in this meeting virtually by going to [www.zoom.us](http://www.zoom.us) from a computer or mobile device. Click "Join a Meeting" and input the meeting ID below.

**Zoom Meeting ID: 985 3267 3432**

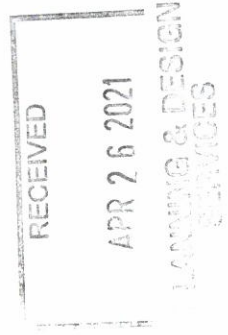
At this meeting the property owner will explain the proposal, answer any questions and discuss any concerns you may have. We encourage you to attend the virtual meeting and to share your thoughts.



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# Adjacent Neighbors and Interested Parties

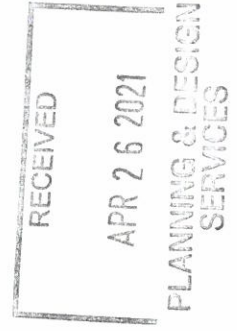
Owner	Owner Address	City	State	Zip	Role	Property Address	Property City	State	Zip
Edward and Carrie Cox	412 E Lee St	Louisville	KY	40217	Neighbor	412 E Lee St	Louisville	KY	40217
Jude Stegman	67 Locust Ave	Lakeside Park	KY	41017	Neighbor	414 E Lee St	Louisville	KY	40217
Phillip and Janet Fortwengler	5000 N Camden Lane	Crestwood	KY	40014	Neighbor	416 E Lee St	Louisville	KY	40217
Alvis and Edna Harkins	420 E Lee St	Louisville	KY	40217	Neighbor	420 E Lee St	Louisville	KY	40217
LB, Haas Properties LLC	1512 Kamer Dr	La Grange	KY	40031	Neighbor	422 E Lee St	Louisville	KY	40217
Brad Nuss	424 E Lee St	Louisville	KY	40217	Neighbor	424 E Lee St	Louisville	KY	40217
Patricia and Dor Green	428 E Lee St	Louisville	KY	40217	Neighbor	428 E Lee St	Louisville	KY	40217
Huber Realty, LLC	6801 W Hwy 146	Crestwood	KY	40014	Neighbor	430 E Lee St	Louisville	KY	40217
Gary Fischer	602 Armadale Place	Louisville	KY	40243	Neighbor	432 E Lee St	Louisville	KY	40217
Phillip and Natalia Velinov	434 E Lee St	Louisville	KY	40217	Neighbor	434 E Lee St	Louisville	KY	40217
Timothy Madden	438 E Lee St	Louisville	KY	40217	Neighbor	438 E Lee St	Louisville	KY	40217
Auckland, Land Trust	1156 Bardstown Rd	Louisville	KY	40204	Neighbor	440 E Lee St	Louisville	KY	40217
Zachary Meicher-Buzzi and Shelby Shennman	442 E Lee St	Louisville	KY	40214	Neighbor	442 E Lee St	Louisville	KY	40217
Lisa Wilbur	446 E Lee St	Louisville	KY	40214	Neighbor	446 E Lee St	Louisville	KY	40217
Todd and Addie Swann	6815 Fenwick Dr	Louisville	KY	40228	Neighbor	448 E Lee St	Louisville	KY	40217
Sarah Ferguson	450 E Lee St	Louisville	KY	40217	Neighbor	450 E Lee St	Louisville	KY	40217
Matthew and Denise Coddington	452 E Lee St	Louisville	KY	40217	Neighbor	452 E Lee St	Louisville	KY	40217
Catherine Binder	454 E Lee St	Louisville	KY	40217	Neighbor	454 E Lee St	Louisville	KY	40217
Sheridan Barnett	456 E Lee St	Louisville	KY	40217	Neighbor	456 E Lee St	Louisville	KY	40217
E Waters	458 E Lee St	Louisville	KY	40217	Neighbor	458 E Lee St	Louisville	KY	40217
Amber Garvey	460 E Lee St	Louisville	KY	40217	Neighbor	460 E Lee St	Louisville	KY	40217
Thomas Olges	462 E Lee St	Louisville	KY	40217	Neighbor	462 E Lee St	Louisville	KY	40217
Jefferson County School District	3332 Newburg Rd	Louisville	KY	40218	Neighbor	413 Augustus Ave	Louisville	KY	40217
Stephanie Kertis	1401 Goddard Ave	Louisville	KY	40204	Neighbor	1707 Lee Ct	Louisville	KY	40217
Timothy Long	554 Eastern Parkway	Louisville	KY	40217	Neighbor	1705 S Preston St	Louisville	KY	40217
True, Son Properties LLC	3217 Grosshill Ct	Prospect	KY	40059	Neighbor	1707 S Preston St	Louisville	KY	40217
Denis McNamara	1709 S Preston St	Louisville	KY	40217	Neighbor	1709 S Preston St	Louisville	KY	40217
Joseph Coble	1277 S Clay St	Louisville	KY	40203	Neighbor	505 Augustus Ave	Louisville	KY	40217
Kari Cochran	445 E Lee St	Louisville	KY	40217	Neighbor	445 E Lee St	Louisville	KY	40217
Carla Cochran	447 E Lee St	Louisville	KY	40217	Neighbor	447 E Lee St	Louisville	KY	40217
Todd and Oloughlin Swann	6815 Fenwick Dr	Louisville	KY	40228	Neighbor	449 E Lee St	Louisville	KY	40217
Austin Koester	908 W Riverside Dr	Louisville	KY	40207	Neighbor	453 E Lee St	Louisville	KY	40217
Louisville Transportation Co	545 S 3rd Street, Ste 310	Louisville	KY	40202	Neighbor	1601 S Preston St	Louisville	KY	40217
Rachel Mandell	444 South Fifth Street, Suite	Louisville	KY	40202	Case Mgr				
Jecorey Arthur	601 W. Jefferson Street	Louisville	KY	40202	Councilman				



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## Meeting Attendance Sheet

Name	Street Address	Zip	Phone	Email
Zach Meicher-Buzzi	442 E Lee St	40217	919-225-2635	
Shelby Shenkman	442 E Lee St	40217		
Mark Eriks	444 E Lee St	40217	616-617-9111	mceriks@gmail.com
Lisa Stewart Eriks	444 E Lee St	40217	502-489-1459	lisastewarteriks@gmail.com





## Summary

### Neighborhood Meeting (21-CUPPA-0044 444 E Lee St)

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Date: Monday, April 19, 2021 at 6 PM

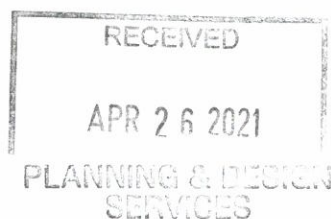
Attendees: Lisa Stewart Eriks and Mark Eriks (444 E Lee St)  
Zachary Meicher-Buzzi and Shelby Shenkman (442 E Lee St)

#### Summary of the Project

- We intend to use the space as a full-time STR.
- We anticipate 61% annual occupancy based on the last 3 years of data from Airbnb and Vrbo.
- The demand is forecasted to be steady throughout the year. The highest occupancy rates will be May – October.
- We will install exterior security cameras and a noise monitoring system by Noise Aware.
- We screen all guests before accepting their reservation request.
- Our house rules will stipulate “no parties”.

#### Questions or Concerns

- How do you screen the guests?
  - We interview them about why they are coming.
  - We don't allow local rentals - as people who are from Louisville who are renting the space are at higher risk to use the house for a party.
  - We read their reviews to see if other hosts recommend them.
  - Airbnb and Vrbo do a pre-screening which requires 3 forms of ID to authenticate that the guest is who they say they are.
  - Our security cameras, which are highlighted in our listing, have been an effective deterrent to guests who have mischievous intent.
- Will the listing have self-check-in?
  - Yes, especially during COVID



- We have smart locks with individual codes for each guest. The guest codes are only active during their specific reservation.
- We use the exterior cameras to verify that the group size is as expected.
- Shelby shared that noise and potential parties are a concern of theirs but, she is glad to learn that we will have pre-screening, house rules and noise monitors to prevent issues.
- Zach asked if we would like them to notify us if there is a problem.
  - Yes, you have our phone #. We hope you don't need to call us but, please do if there is any concern or issue.
  - We are only 18 minutes away.
- Are you open to longer term stays?
  - Only 30 days or less.
  - We will have a 3-day minimum stay requirement on the weekends so, we anticipate most stays will be 3-4 days.
  - We want to maintain our identity as a short-term rental.
- Do you have a cleaning crew who will come in after guests check out? Who can we expect to see coming and going?
  - I (Lisa) plan to do the laundry myself and will likely be the first one to enter after guests leave.
  - We have found a cleaner who will come in to clean & reset the space. She is an experienced STR cleaner.
  - Mark or I will probably come in before a new guest checks in to drop off clean linens in the owner's closet and set out a hospitality basket.
- Shelby says they may reserve our place when their family comes to town to visit them.
  - We welcome that and asked them to contact us directly so we can offer them a discounted rate.

**Meeting adjourned at approximately 6:20 PM.**

