

Letter of Explanation for proposed development of 1815 Newburg Road, Louisville, KY 40205:

The first CUP (**21-CUPPA-0022**) will allow an exterior stairway and new doorway to an existing home to establish an accessory apartment.

The project will not change the property's height, setbacks, road or access, landscaping, screening, or sewer or storm management. I hired an architect to sketch a plan and to make sure there is adequate space to allow an appropriate size doorway. A building permit will be requested by the contractor who will build the new stairs and install the door.

The second CUP (**21-CUPPA-0029**) would allow for a short term rental to be established in the new upstairs dwelling. I've had a STR license since January 2020, however, due to Covid I didn't feel safe to share my living space.

I plan to continue to live in the first floor of the home, so not all of the home will be rented, just the new upstairs dwelling. The proposed rental space is currently two large bedrooms and a full bath. The conversion will make it into a living room/ bedroom suite, and a full bath, and a mini-kitchen (similar to an extended stay hotel: microwave, small refrigerator, sink) in a separate room. A photo of the bedroom is below.

The neighborhood is conducive to a STR. There are 20 properties identified as 1st and 2nd Tier APOs. Fifteen properties are not owner-occupied homes and they include a restaurant, rental homes, multifamily properties, and the St. Agnes campus. The nearest registered STR is at 1610 Deer Park Ave which is .2 miles away (1056 feet)).

The Metro Revenue account number is 102165-8803.



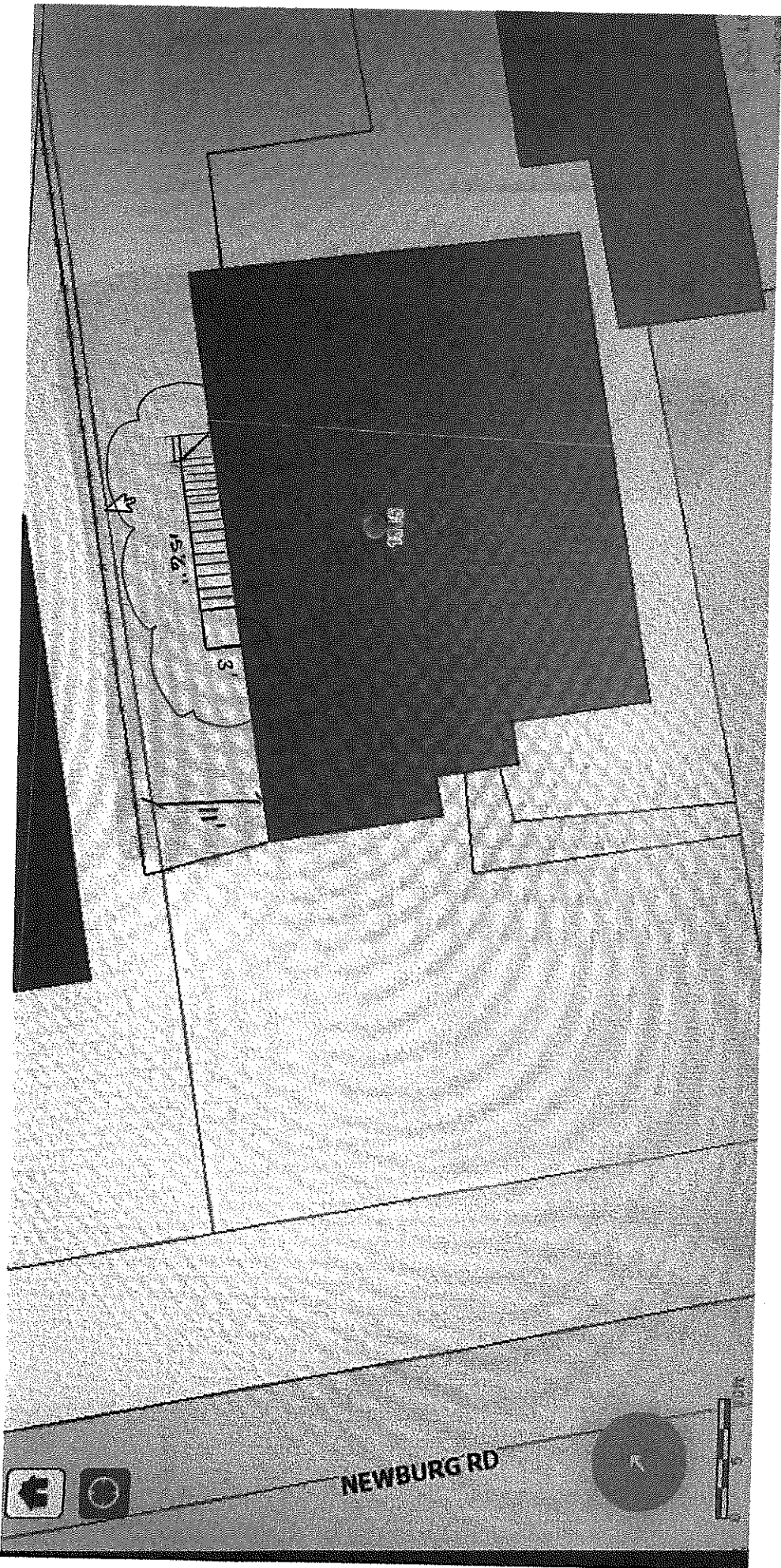
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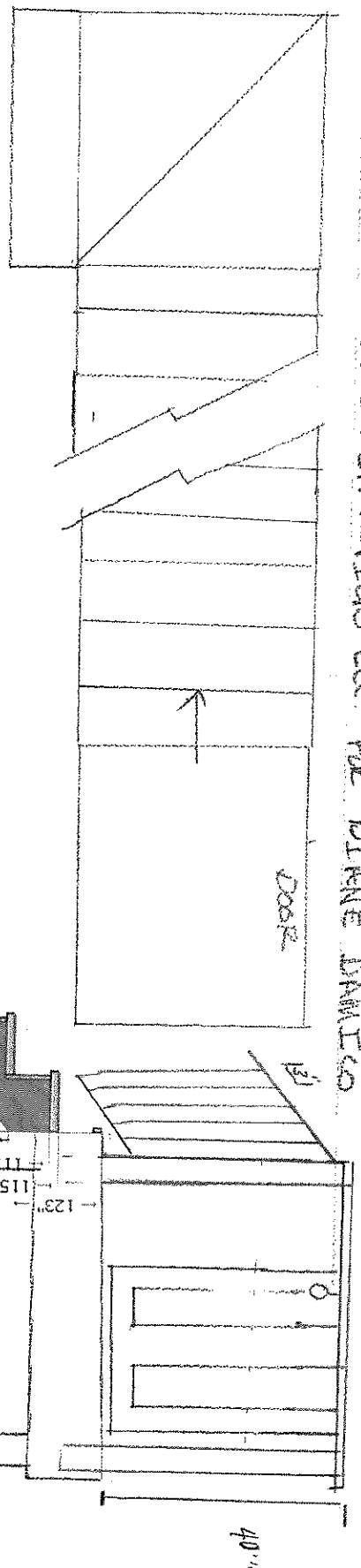
21-CUP-0059

CTRENT CONSTRUCTION LLC 1815 NEWBURG RD DIANE DAMICO
TRENT WHITE
502 974 2109
c.trent.construction@gmail.com



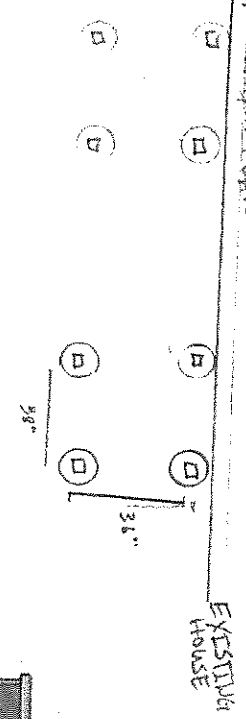
1815 NEWBURG RD C. TRENT CONSTRUCTION LLC FOR DINE DAMICO

CORNER STEP



TRENT WHITE
502.977.3304
c.trentconstruction@gmail.com

Foundation Plan



Throat 5~1/8"
Stringer Width 11~1/4"

Base Length 175~1/8"

37.6°

149~1/4"
150"
138~13/16"
100redgiantblocklayer.com

Void Volume 205.82 ft³
Printed Scale 1:16.67

16 Rises @ 7~11/16" - 15 Runs @ 10"

TP (8)
300 Pcs
30" DEEP

4x4
1x4

Documentation of the neighborhood meeting:

Attendance sheet:

James and Margaret Wuertz, 45 Hallsdale Drive, Louisville, KY 40220 attended.

Summary:

James and Margaret Wuertz, 45 Hallsdale Drive, Louisville, KY 40220 own a rental property at 1921 Newburg and attended the meeting via Zoom. We met and I described the stairway and door project and the need for a new short-term rental permit. I explained that I currently have a valid STR license, however, with the new configuration, a non-owner occupied permit is necessary. The Wuertzs said they have no concerns or opposition to the plan. The recording of the entire meeting can be found here:

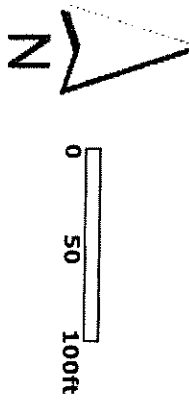
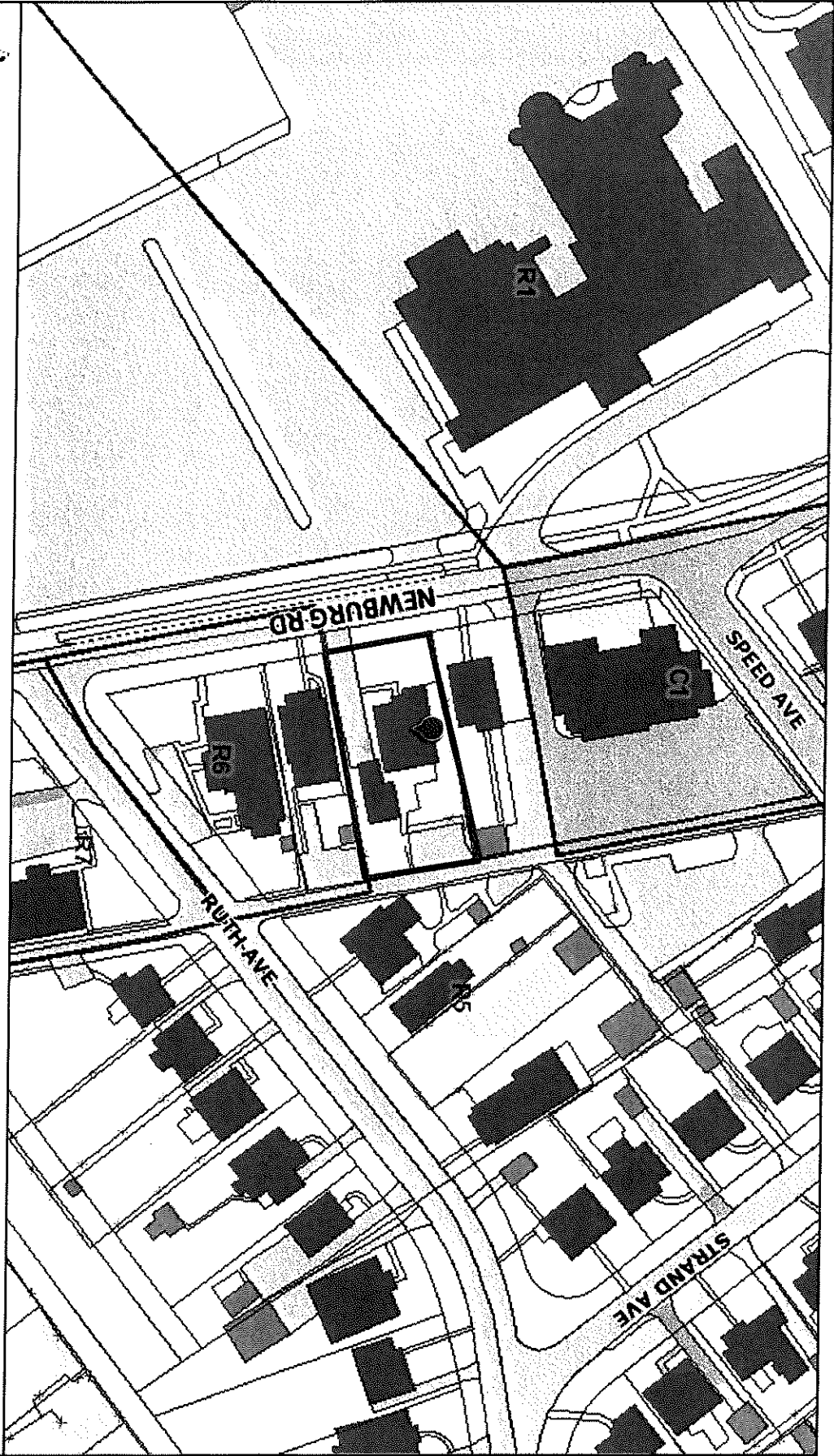
https://us02web.zoom.us/rec/share/qhV4xkvqCsoVjPhU9z76bZNjFFcTU-bg5e7Zwn_BEyPxTn4M4xLVhd3VGOLGiruW.BrMsq6M7_ahEhaae Passcode: @K+C5ubn

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21-CUP-0058 & 21-CUP-0059

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