

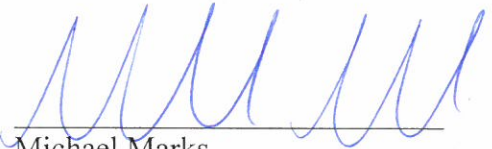
LETTER OF EXPLANATION

Applicant: Down Under Enterprises 1, LLC
Location: 736 E. Burnett Avenue, Louisville, Kentucky 40217
Proposed Use: Short Term Rental

Down Under Enterprises 1, LLC ("Owner") requests a conditional use permit allowing short term rentals at the property located at 736 E. Burnett Avenue, Louisville, Kentucky ("Subject Property"). The Subject Property is in great location close to many Louisville attractions. The Subject Property is currently being used as a long-term residential rental.

The Subject Property is a four-bedroom single family residence. The short-term rental will only rent out the subject property to one party at a time and will have a maximum of ten occupants. There is on street parking available Subject Property, and two designated parking spots on the back of the lot. The Owner of the Down Under Enterprises lives in Louisville and will be able to address all immediate needs of the tenants or neighbors. The applicant will help promote local businesses while also ensuring compliance of house rules including not disturbing neighbors, no parties and a curfew.

Respectfully Submitted,



Michael Marks
Wetterer & Clare
2933 Bowman Avenue
Louisville, KY 40205
Counsel for Owner









Jeffery A. Murphy
P.O. Box 7201
Louisville, KY 40257

Karl Lucas
1903 W. Balboa Blvd.
Apt. A
Newport Beach, CA 92663

Homebuyers, Realty LLC
1511 Thackeray Drive
Louisville, KY 40205

T & S LLC
1458 S. Shelby Street
Louisville, KY 40217

Jill Karrer
737 E. Burnett Ave.
Louisville, KY 40217

Michael Karrer
1465 Bland Street
Louisville, KY 40217

Shanell Williams and Shanikah
Saunders
1467 Bland Street
Louisville, KY 40217

Latosha Mathis
1469 Bland Street
Louisville, KY 40217

Jacqueline Wilson Williams
2610 Crums Lane
Louisville, KY 40216

APK, LLC
1515 S. Shelby Street
Louisville, KY 40217

ME Miles Chapel
728 E. Burnett Avenue
Louisville, KY 40217

Ann Cunningham
722 E. Burnett Avenue
Louisville, KY 40217

Elizabeth Heim
1480 Bland Street
Louisville, KY 40217

Methodist Memorial Col. Miles
1481 Bland Street
Louisville, KY 40217

Joseph Michael Wilson
1483 Bland Street
Louisville, KY 40217

Ganshyam Food Inc.
3415 Fern Valley Road
Louisville, KY 40213

Ganshyam Food Inc.
2224 Frederica Street
Owensboro, KY 42301

Swaminarayan Investments LLC
3415 Fern Valley Road
Louisville, KY 40213

M&H Development Inc.
719 W. Main Street
Louisville, KY 40202

All occupants
732 E. Burnett Ave
Louisville, KY 40217

All occupants
1500 S. Shelby Street
Louisville, KY 40217

All occupants
1506 S. Shelby Street
Louisville, KY 40217

All occupants
1501 S. Shelby Street
Louisville, KY 40217

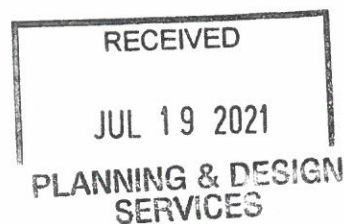
All occupants
1510 S. Shelby Street
Louisville, KY 40217

All occupants
1471 S. Shelby Street
Louisville, KY 40217

All occupants
1496 S. Shelby Street
Louisville, KY 40217

All occupants
1492 S. Shelby Street
Louisville, KY 40217

All occupants
1488 S. Shelby Street
Louisville, KY 40217



21 - H.CUP - 0108

NOTICE OF DEVELOPMENT APPLICATION FILED WITH
PLANNING & DESIGN SERVICE

NEIGHBORHOOD MEETING NOTIFICATION

June 21, 2021

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 4th District.

A Conditional Use Permit application to provide short-term rentals at the address below was filed with the department of Louisville Metro Planning & Design Services on June 4, 2021.

ADDRESS: 736 E. Burnett Avenue, Louisville, Kentucky
CASE NO: 21-CUPPA-0078
CASE MANAGER: Chris French; 502-574-5256; Christopher.French@louisvilleky.gov
COUNCIL DISTRICT: 4 – Jecorey Arthur
APPLICANT: Down Under Enterprises 1, LLC
ATTORNEY: Michael Marks

In accordance with the procedures of Louisville Metro Planning & Design Services, we have been directed to invite you to discuss this proposal before a formal 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 applicant 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 application will be held virtually over the internet and telephone. The virtual meeting may be accessed using home computers, laptops, cellphones, landlines, or other devices using the information below.

DATE: Tuesday, July 6, 2021 at 6:00pm
LOCATION: Online Zoom Meeting

To join this Zoom Meeting using the internet, please go to join.zoom.us
You will need the following information to join the meeting:

Meeting ID: 812 368 3544
Password: 737733

To join this Zoom Meeting using a telephone, please dial 1-646-558-8656. You will need the following information to join the meeting:

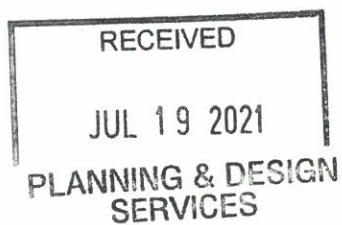
Meeting ID: 812 368 3544
Password: 737733

The Attorney for the Applicant, Michael Marks, is the primary point of contact for any questions or comments. Any questions or comments received will be incorporated into the meeting record. His contact information is below:

Michael Marks
Wetterer & Clare
2933 Bowman Avenue
Louisville, KY 40205
502-451-3030
michael@wettererclare.com

If you would like to view the case file, please visit <http://louisvilleky.gov/government/planning-design> or contact Louisville Metro Planning & Design Services at:

Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202
(502) 574-6230



21 - 100 CUP - 0108

NOTICE OF DEVELOPMENT APPLICATION FILED WITH
PLANNING & DESIGN SERVICE

SECOND NOTICE
NEIGHBORHOOD MEETING NOTIFICATION

June 28, 2021

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 4th District.

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21 - CUPPA - 0108

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Michael Marks
Wetterer & Clare
2933 Bowman Avenue
Louisville, KY 40205
502-451-3030
michael@wettererclare.com

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Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202
(502) 574-6230



21 - CUP - 0108

736 W. Burnett Avenue CUP Neighborhood Meeting Attendance Sheet

1. Mike Karrer

1465 Bland Street

Louisville, KY 40217

2. Joseph Michael Wilson

1483 Bland Street

Louisville, KY 40217

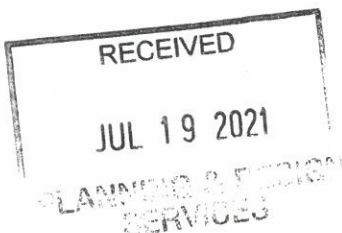


NEIGHBORHOOD MEETING SUMMARY

Applicant: Down Under Enterprises 1, LLC
Location: 736 E. Burnett Avenue, Louisville, KY 40217
Proposed Use: CUPPA - Short Term Rental

A virtual neighborhood meeting was held on Tuesday, July 6, 2021 at 6:00 p.m. The meeting was held over Zoom. Notice of the meeting was mailed out 23 days prior to the meeting and a second notice was sent out 15 days prior to the meeting. Two people attended the meeting: Neighbors Mike Karrer and Joseph Michael Wilson.

Michael Marks, the attorney for the applicant, introduced the proposed conditional use permit to allow short-term rentals at the subject property. The neighbors had questions regarding parking. Mr. Marks explained that the owner is local and can give out contact information to neighbors so that they can contact him with problems, including if renters are misusing the alley behind the property for parking, and that the current owner was considering renovations to add a driveway or garage for parking on the lot. The neighbors raised concerns about the property being vacant for a long time and falling into disrepair. Mr. Marks explained this is for short-term renters most likely obtained through websites like AirBnB and VRBO, and that many renovations had been done with others still ongoing. All questions were answered and there were no objections raised.



21 - F CUP - 0108