



Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: <https://louisvilleky.gov/government/planning-design>

Conditional Use Permit Application

Case Number: 21-CUP-0117

Submittal Date: 07/29/2021

Intake Staff: Jonathan
Lawler

Application Information

Primary Address: 725 E BRECKINRIDGE ST, LOUISVILLE, KY 40203

Primary Parcel Id: 021G00700000

Project Description: My intent of the CUP is to have a permit in case I decide to short term rent my home in the event move out or change locations. At this point in time I am currently living there as my primary residence but would like to have the permit maintained in case I decide to change primary residence.

Project Name: Short Term Rental

GENERAL INFORMATION

Acres	0.07
Conditional Use Permit Type	Short Term Rental
Deed Book Number	11906
Deed Page Number	955958
Dwelling Units	1
Land Use General	Residential
Land Use Specific	Single Family
New Building Square Feet	1724
Pre-application Case Number	21-CUPPA-0076
Rooms	3

GIS INFORMATION

Council District	4
Current Subdivision Name	NONE
Fire Protection District	CITY OF LOUISVILLE

Form District	TRADITIONAL NEIGHBORHOOD
Historic Preservation District	NONE
Historic Site	NO
Municipality	LOUISVILLE
National Register District	SMOKETOWN
Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	NONE
System Development District	NO
Zoning Code	UN

Owner Information

Name: GAEBLER, TYLER J
Address: 725 E BRECKINRIDGE ST, LOUISVILLE, KY 40203 255

Contact Information

Type: Applicant
Name: TYLER J GAEBLER
Address: 725 E BRECKINRIDGE ST
LOUISVILLE KY 40203-2558
Phone:
Email:

Owner Certification Statement

Application Submitted By: Tyler Gaebler

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Dear Planning and Zoning,

My intent of this CUP is to have a permit in the event I decide to change my primary residence but would still like to rent the home for short term rentals. Since I have been traveling for work, family, and friends I realized how perfect this property would be for this type of permit as it's such a beautiful home and a great addition to the neighborhood. Since I also learned about the 600-ft rule, this CUP would also be good to have sooner than later in case other permits move into the area in the near future.

Sincerely,

Tyler Gaebler

725 E Breckinridge St – Neighborhood Meeting

Meeting Minutes

07/06/2021

Present: Sonny Ingram, Darlena Ingram, Geneva Wright, Barbara Tolley, Andrew Soliday, & Kendra Soliday (Check-in sheet attached)

Announcements

Tyler Gaebler announced plan to obtain short-term rental permit. He also explained the reasoning and process behind getting the permit.

Discussion

Neighbor brought up issue with overflowing garbage. Tyler believes this may have been a time the trash was accidentally missed, or he was out of town/or the country. To help alleviate possible overflow or missed trash days Tyler has ordered an extra trash can from the city.

Neighbor had an issue with some guests entering and exiting the property late at night along with talking/elevated noise levels in back yard. While this can be frustrating for some, not all people have the same work/life schedule and cannot adhere to normal daylight hours for normal life. That being said, Tyler will be implementing quiet hours moving forward from 10pm to 8am to help reduce noise levels and future disturbances for surrounding neighbors. This will include updated house rules, a sign in the back house area, as well as a text reminder to any future guests of the quiet hours. To add to this the house rules of the home is also posted within the home to further remind the guests. The house rules will be copied and sent out in letter to the guests who attended the meeting.

Neighbors had questions/concerns about the quality of the guests staying at the house. Tyler explained there is a strict screening process before a guest can book the property. This process involves guests having a government-issued ID, confirmed phone number, email address, payment information, agreement to house rules as well as other host recommendations. Other inquiries may be approved but potential guests will have to answer several questions including purpose of stay and number of guests that will be occupying the space along with several of the above requirements.

Several neighbors noticed that I was not home as often as they would like. I travel quite a bit for work and leisure, I also have a family, friends and girlfriend that I see regularly and spend my free time with. Tyler stated to them this was his primary residence and was purchased as such. He also explained that I he had a license to operate the home for STR while I own the home and consider it his primary place of residence and referenced the current license. Due to the quality of the home and the amount of time I travel is why I strongly believe this property would be a perfect candidate for a CUP. In fact, this situation is the perfect definition of why these permits exist.

Parking was also discussed. The neighbors had concerns about the street parking and open spots for the residence. Tyler explained that the street parking is public parking open to anyone but also reminded the neighbors that the property has two comfortable off-street parking spots large enough for two large SUVs parked side-by-side. Parking will also be discussed to future guests and is also stated in the house rules of the home.

Closing Items

The after the neighborhood flyer was distributed at the closing of the meeting along with Tyler giving out his contact information for anyone to reach him at anytime with questions or concerns and this was stated by Tyler at the closing of the meeting. Tyler also promised to distribute a copy meeting minutes to all who attended weather by letter or email. Along with this a follow up letter will be drafted and sent to go over the meeting concerns and all mitigating actions moving forward.

Sign-in Sheet

Date _____

[illegible]