

January 21, 2023

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

Galen Weiss of Gaffney, Historic River, LLC plans to submit a conditional use permit for 4515 River Road, Louisville, KY 40222

It is the intent of the owner to seek a Conditional Use Permit for Short Term Rentals at the abovementioned address. A significant investment has been made, and will continue to be made, to restore and maintain this beautiful, historic property. The Short Term Rental will allow for continuing investment while also showcasing Louisville's rich history to guests of our city.

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 and/or his 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, February 8th at 7:00pm

4515 River Road, Louisville, KY 40222

At this meeting, we will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts. We also look forward to sharing the progress within the property and plans for the final product.

We look forward to meeting you!

Sincerely,

Ellen Archer, Representative on behalf of Galen Weiss

RECEIVED

FEB 21 2023

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23-LUP-0059

4515 River Road Conditional Use Permit Neighborhood Meeting

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23-CUP-0059

Neighborhood meeting summary: 4515 River Road

Attendees: None

Meeting was scheduled to begin at 7pm on Wednesday, February 8th. Galen Weiss and Ellen Archer were present from 6:45pm and stayed onsite until 7:45pm.

Pollock, Heather

From: Ellen Archer <luxuryrentalslouisville@gmail.com>
Sent: Monday, May 15, 2023 8:53 PM
To: Pollock, Heather
Cc: galen
Subject: Re: Neighborhood Meeting for 4515 River Rd.
Attachments: 4515 River Road Follow up Meeting notes.docx

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hi Heather,

Last Wednesday, May 10th, we held a meeting at Gaffney House (4515 River Road) to give neighbors and members of the Glenview City Council an opportunity to check out the property and voice any questions or concerns they had regarding the CUP Application. I am happy we opened up the doors again to neighbors and we felt the meeting was a great success! I have attached meeting notes for your reference and we look forward to the next step in the process!

Please let me know if you have any questions or I can help with anything.

Thanks,
Ellen

On Fri, Apr 14, 2023 at 4:38 PM Ellen Archer <luxuryrentalslouisville@gmail.com> wrote:
Hi Heather

We just met with the mayor of Glenview, who is not taking favorable to the short term rental. It seems as though they might make a legal fight against it. What are your thoughts about whether Glenview have precedence over the City of Louisville and how our best move forward is on this?

His main concerns were the trash and parking, both of which we had solid plans to mitigate any issues which may arise. It is clear that Tom Halbleib, the mayor of Glenview, has a personal issue with the rental moving forward.

To point out, no one showed to our neighborhood meeting from our neighborhood outreach.

Can you please help with any tips you might have or details.

Thanks for your help

Ellen

On Fri, Mar 17, 2023 at 1:29 PM Ellen Archer <luxuryrentalslouisville@gmail.com> wrote:

Thank you for all the helpful information, Heather! I was able to speak with the attorney who wrote the letter on Glenview's behalf and he was content with just being informed of anything moving forward. He said he didn't know that there were any objections, per se, but they just want to be in the loop. He has passed my contact details to the

Mayor and Clerk should they or any other interested parties wish to meet onsite to discuss the project in more detail. I will certainly keep them updated on the BOZA hearing as well.

Bummer on the first BOZA docket available for July 10th, as I'm sure you can imagine every day the property is not operational is more income lost for Galen on an already expensive historical renovation. However, I completely understand some things are not in your control. If there is an opportunity to get an earlier date, we would appreciate it greatly and be able to make whatever work on our end.

I wanted to pass along on a side note how incredibly helpful everyone I have worked with at Planning & Design has been. These processes are sometimes very daunting and confusing and every experience I have had with your office has been exceptional. Thank you.

Have a great weekend,

Ellen

On Fri, Mar 17, 2023 at 1:19 PM Pollock, Heather <Heather.Pollock@louisvilleky.gov> wrote:

Good afternoon,

Firstly, I'd wanted to let you know I tentatively have your case scheduled for the July 10th Board of Zoning Adjustment Public hearing. For now, this is the soonest I am able to docket you. If that changes, I will let you know.

I spoke to my supervisor about your question. The map showed the property in both Louisville Metro and the City of Glenview, (which I think is because a portion of the property lines actually go out into the river). So it is in the jurisdiction of Glenview. My supervisor advised that sending notice to the city of Glenview was a requirement, and that it would be a good idea to host a second neighborhood meeting.

While I believe they should have gotten a notice via the email copy my office sent out (it's called GovDelivery if Glenview asks you about it), I recommend sending them a physical copy of the notices.

I looked online and found their mailing address on their website (<http://www.glenviewky.gov/>)

Mailing Address

City of Glenview
P.O. Box 37
Glenview, KY 40025

I did not find individual addresses for the City Clerk or Mayor. So I assume you can send letters to that addressed to each of them, you'll also want to list both of them on your mailing list.

Please let me know how you would like to proceed. In April Metro Council is meeting on the 13th and the 27th, so you'll want to avoid scheduling your second meeting on those nights.

Best,

Heather

Heather Pollock

Planner I

Planning & Design Services

(502)574-8695

<https://louisvilleky.gov/government/planning-design>

From: Ellen Archer <luxuryrentalslouisville@gmail.com>

Sent: Thursday, March 16, 2023 12:01 PM

To: Pollock, Heather <Heather.Pollock@louisvilleky.gov>

Cc: galen <galenortho@aol.com>

Subject: Re: Neighborhood Meeting for 4515 River Rd.

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Hi Heather

I hope you're well! I was wondering if you can help regarding a certified letter I received today (attached) from R. Benjamin Straus. He states that the mayor of Glenview nor the City Clerk Administrator was informed of the CUP application. Just wanted to make sure we are in compliance with the letters sent out to the neighbors inviting them to a meeting (in which we didn't have any attendees). Of course we want to ensure we are following protocol for getting the permit for 4515 River Road.

I did reach out to Mr. Straus and left a Voicemail inviting him to call me with any questions. We would also be happy to meet any parties onsite to walk them through the project and our intention. I was quite surprised to receive this letter after not getting any feedback from neighbors so I wanted to check with you if anything is needed on your end to remain in compliance.

Thanks!

Ellen Archer on behalf of Galen Weiss.

WYATT

VIA CERT

Ms. Ellen A
1348 S. 3rd
Louisville,

On Wed, Jan 25, 2023 at 11:16 AM Ellen Archer <luxuryrentalslouisville@gmail.com> wrote:

Hi Heather,

Please find the letter attached.

Thanks,

Ellen

On Wed, Jan 25, 2023 at 9:36 AM Pollock, Heather <Heather.Pollock@louisvilleky.gov> wrote:

Good morning,

Thank you for letting me know. Please email me a copy of the neighborhood meeting letter. It will need to be emailed out to council district 16 by my office today in order to meet the noticing requirements.

Thanks,

Heather Pollock

From: galen <galenortho@aol.co>

Sent: Tuesday, January 24, 2023 8:07 PM

To: Pollock, Heather <Heather.Pollock@louisvilleky.gov>

Subject:

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In case you receive a call or an email about the Gaffney River house STR, just want to let you know that Ellen Archer will be my representative and will be handling most of the STR process.

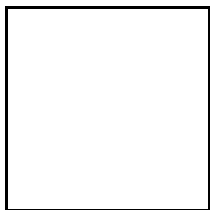
We sent out the letters for the meeting, and the meeting is scheduled for 7:00pm, Wednesday, February 8th.

Thanks,

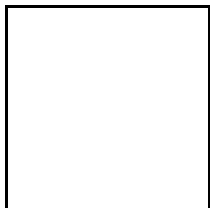
Galen Weiss

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Re: Follow-up Neighborhood meeting at 4515 River Road

Wednesday, May 10th, 2023 – 7pm

This meeting was successful in that attendees enjoyed viewing the recent renovations and had the opportunity to ask questions about the CUP application. At the conclusion, all parties present seemed to be in support of the planned CUP and Short Term Rental as outlined in our meeting.

Attendees:

Galen Weiss, representing Gaffney Historic River, LLC
Ellen Archer, Luxury Rentals of Louisville
Clifford Ashburner, the attorney assisting in the Conditional Use Permit process
Larry Stickler, a Commissioner for the City of Glenview
Nanette Tafel, a Commissioner for the City of Glenview

None of the neighbors, to whom letters were sent, were present, but Christie Brown's assistant was present.

Although letters were sent to the City of Glenview's Mayor, Tom Halbleib, the City of Glenview's City Clerk Administrator, Kacy DeVore, and the City of Glenview's attorney, Ben Strauss, none of them were present for the meeting.

Of the two Commissioners present, only one had concerns about the property being used for short-term rentals. The concerns had to deal with the potential for motor vehicle accidents occurring when pulling out of the parking area onto River Rd and possible damage/littering/debauchery should a group, like a Bachelor party, rent the Gaffney House. It appeared that Clifford, Ellen, and Galen were able adequately address and remedy this Commissioner's concerns. The other Commissioner was overly excited about the renovation of this historic building and was in total support of the Gaffney House being utilized as a short-term rental property.

Ms. Brown's assistant did not express any opposition to the Gaffney House being used as a short-term rental property and indicated that she was under the impression that other residents of the City of Glenview were already renting out their homes. She was very excited about the renovations at Gaffney House and welcomed the idea of bringing people to the neighborhood.

The meeting ended about 8:15pm, and all participants seemed to enjoy the tour of the home and the wonderful restoration.

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