

NOTICE OF DEVELOPMENT APPLICATION FILED WITH
OFFICE OF PLANNING
NEIGHBORHOOD MEETING NOTIFICATION

02/10/2025

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 21st District

A Conditional Use Permit application to provide a non-owner-occupied short term rental at the address below was filed with the department of Louisville Metro Office of Planning on 12/26/2024

ADDRESS: 227 Gheens Avenue
CASE NO: 24-CUPPA-0293
CASE MANAGER: Jude Mattingly
CASE MANAGER EMAIL: jude.mattingly@louisvilleky.gov
COUNCIL DISTRICT: 21
APPLICANT: Slava Furs

In accordance with the procedures of Louisville Metro Office of Planning, 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 its representative. We encourage you to attend this meeting and to share your thoughts. 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 on:

DATE: Wednesday, February 26th 2025 @ 06:00 PM
LOCATION: 227 Gheens Avenue, Louisville, KY 40214

Slava Furs is the primary point of contact for any questions or comments. Any questions or comments received will be incorporated into the meeting record. The contact information is below:

Name: Slava Furs
Email: Slavafursrealtor@gmail.com
Phone: 502-294-3811

If you have questions about this application, or 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 St, 3rd Floor
Louisville, KY 40202
(502) 574-6230

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Summary of neighborhood meeting for 227 Gheens Ave

As you can see in the packet, we had sent out the neighborhood meeting notice to everyone on the 1st and 2nd tier list.

2 people came. Victory Smith, our neighbor at 225 Gheens Ave, was the first one who attended the meeting. He didn't have too many concerns but mainly questions about what we were doing and the process around it. He gave me some more details about the property and the previous owner. We informed Victor about what rules we would implement. Quiet time is enacted at 10PM on weekdays and 11PM on weekends. We conduct mandatory walk-throughs on the property if we get any noise

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violations from our neighbors and after the 3rd violation we can force an immediate evacuation of the guests from our property since there is no lease in place and we have written confirmation of them confirming receipt of the binder and reading the rules. We told Victor that we would also have cameras on the property to ensure the safety and confirmation of the appropriate amount of guests that were verified on the booking. Victor also left the meeting with the phone numbers of Eddie (my partner), Anne, Mandi, Justin, and me. Anne, Mandi and Justin are our property managers for the property. Having each of our numbers will ensure that his concerns (if any) won't go unnoticed.

Ann Ramser also attended our meeting and took a look around the property and voiced her concerns regarding

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short term rentals and her belief around how they are affecting affordable housing.

Overall, we wish more neighbors could have visited the property and toured the home to see the many updates we put into the home. We appreciate Victor and the conversation that she held with us during her time on the property.

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