



Jamie L. Cox
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April 22, 2024

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

RE: CUP Application for 428 West Southern Heights Avenue, Louisville, Kentucky 40214;
Case No. 24-CUPPA-0075

Dear Neighbor:

We represent JOPAL LLC, a Kentucky limited liability company (the “Applicant”), in connection with a conditional use permit proposal for the property located at 428 West Southern Heights Avenue, Louisville, Kentucky 40214 (the “Property”).

The Applicant is seeking approval of a Conditional Use Permit to allow the Property to be used to provide a non-owner-occupied short-term rental (the “CUP”). The CUP pre-application was filed with the Louisville Metro Office of Planning (the “LMOP”) on March 19, 2024.

In accordance with the procedures of LMOP, we invite you to discuss this proposal before a final application is filed. This will be an informal meeting to give you the opportunity to review the permit proposal and discuss the proposal with the Applicant’s representatives. 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 permit proposal will be held on:

Wednesday, May 15, 2024 at 6:00 PM
428 West Southern Heights Avenue
Louisville, Kentucky 40214

At this meeting, the Applicant’s representatives Joyce Brown, Paul Brown, and Jamie Cox will explain the proposal and be available to discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Enclosed with this letter, you will find the following additional information relating to the proposed project: a LOJIC aerial map of the Property, the Pre-Application, and the LMOP “After the Neighborhood Meeting” document. Additional information about the proposal may be found by searching the case number 24-CUPPA-0075 on the LMOP website:

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

If you wish to contact the LMOP Case Manager or the Applicant's representative, you may do so at any time.

LMGOP Case Manager:

Mark Pinto
Planner I
Office of Planning
Louisville Metro Government
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5170
Mark.Pinto@louisvilleky.gov

Applicant's Attorney:

Jamie L. Cox
Vice Cox & Townsend PLLC
2303 River Road, Suite 301
Louisville, Kentucky 40206
502-767-6284
jcox@vctfirm.com

Sincerely,

VICE COX & TOWNSEND PLLC



Jamie L. Cox



0 100 200ft

428 W Southern Heights Ave Map



Louisville Metro, MSD, LWC & PVA © 2024
This map is not a legal document and should only be used
for general reference and identification.



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: louisvilleky.gov/government/planning-design

Conditional Use Permit Pre-Application Application

Case Number: 24-CUPPA-0075

Submittal Date: 03/20/2024

Intake Staff: Drake Watson

Application Information

Primary Address: 428 W SOUTHERN HEIGHTS AVE, LOUISVILLE, KY 40214
Primary Parcel Id: 053E00390000
Project Description: A conditional use permit for a short term rental on .22 acres in the R5 zoning district
Project Name: Short Term Rental

GENERAL INFORMATION

Acres	0.2162
Conditional Use Permit Type	Short Term Rental - Not Owner Occupied
Dwelling Units	1
Land Use General	Residential
Land Use Specific	Single Family
New Building Square Feet	0
Rooms	5

GIS INFORMATION

Council District	21
Current Subdivision Name	SOUTHERN HEIGHTS
Fire Protection District	LOUISVILLE #3
Form District	TRADITIONAL NEIGHBORHOOD
Historic Preservation District	SOUTHERN HEIGHTS-BEECHMONT
Historic Site	NO
Municipality	LOUISVILLE
National Register District	SOUTHERN HEIGHTS-BEECHMONT

Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	07-012
System Development District	NO
Zoning Code	R5

Owner Information

Name: JOPAL LLC
Address: 4500 SOUTHERN PKWY, LOUISVILLE, KY 40214 141

Contact Information

Type: Attorney
Name: Andrew Schuhmann
Address: 2303 River Rd, Ste 301
Louisville KY 40206
Phone: 5022903385
Email: aschuhmann@vctfirm.com

Owner Certification Statement

Application Submitted By: Andrew Schuhmann

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.

After the Neighborhood Meeting

Why a Neighborhood Meeting

This neighborhood meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:
<https://louisvilleky.gov/government/planning-design/notifications>
Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the "sign-in" sheet, you will receive a notice of the public hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

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

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to <https://louisvilleky.gov/government/planning-design> to view meeting agendas, search case information, or to obtain Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website

