

Reapplication Request: 2418 Ridgeview Ave

Farooq Shaheen

2418 Ridgeview Ave.,  
Louisville, KY, 40220.

Dear Board of Zoning & Administration Members,

I hope this letter finds you well. I am writing this letter to humbly request your kind consideration in waiving the remaining time period for reapplication for a Conditional Use Permit for my property at 2418 Ridgeview Ave.

I understand that my initial request was denied on March 6th, 2023, which also happened to be the same day I became a first-time father. I am not asking for the full year waiting period to be waived, but rather, I kindly request your open-mindedness and understanding to let me reapply now, instead of waiting for several more months as a lot of time has already passed. Granting me this opportunity would prevent further burden and allow me to personally present my case before you.

Let me begin by emphasizing that my property fully complies with the 600 feet rule. It has undergone a complete renovation and has been furnished with meticulous care. My wife and I have invested significant time, effort, and financial resources into this project, transforming it into a welcoming home for tourists, traveling nurses, professionals and families visiting the area for short periods.

I want to address a key aspect that played a role in the initial denial of my application. During the hearing, an individual named Rebecca Wellz testified as an opposing party, claiming to be my direct neighbor at 2416 Ridgeview Ave. However, it is important to note that Ms. Wellz confirmed in her testimony that she actually in fact resides at 214 Bonner Ave, which is not only not adjacent to my property, it is nowhere near the impacted house tiers or my neighborhood. Her testimony was based on her perception of my non-residency in the property, yet her own residence is not directly affected by my application. It is fundamentally unfair for someone who does not even live in the property in question to dictate what I should do with my own property. Had I been there to counter and respond in my own words, I feel like I could have made a better impression on the respected council members.

Furthermore, I understand that the council expressed concerns about my attentiveness as a property owner, based on the testimony provided. However, I urge you to consider the evidence that demonstrates my unwavering commitment and attentiveness. Would an inattentive owner invest

tens of thousands of dollars to bring this property back to life? Would they install state-of-the-art camera systems, alarm systems, and smart floodlights to ensure safety and security? Would an inattentive owner make regular visits from New York, thousands of miles away, to physically oversee the progress and spend time at the property? I believe these actions speak volumes about my dedication and involvement in ensuring the property's success and adherence to all regulations.

Regrettably, due to the birth of my daughter on March 6th, 2023, I was unable to attend the board meeting for my initial application. I had to prioritize being by my family's side during this joyous moment, and therefore, I had a representative speak on my behalf. Now, with the passage of time, I am eager and fully prepared to attend the meetings personally, armed with the knowledge that the property is already fully renovated and furnished.

I implore you to grant me the opportunity to present my case before you, demonstrating my adherence to all the requirements established by the council for obtaining a permit. My family and I have endured considerable frustration and stress throughout this process. We have invested our savings, time, and our hearts into this property, striving to create a vibrant and safe haven. By granting me the opportunity to obtain a short-term rental permit, not only would it alleviate our financial burden, but it would also allow us to rent the property while we are away to cover mortgage expenses. Additionally, having the permit would enable us to live in the property for extended periods when we come to stay, as this is our secondary home, and we have renovated it with the intention of enjoying it as a family.

I kindly ask you to waive the remaining months that I need to wait to reapply and provide me with the chance to present my case before you now. I believe that enough time has already passed for me to demonstrate my commitment and meet all the necessary requirements.

Thank you for your time and thoughtful consideration. I genuinely appreciate your attention to this matter.

Best Regards,  
Farooq Shaheen