

Panel Members,

My name is Andrew Beckman and my wife and I own ABK Properties. We currently have two properties in the Germantown/Schnitzelburg area that we rent to college students, as long-term rentals. While we plan to continue utilizing a long-term rental model for these properties, we are concerned about the Metro Council's efforts to restrict short-term rental properties. Therefore, we are seeking to register our properties as short term rentals, as well as an exception to the 600 foot rule recently enacted by the Council. As an investor in the area, we feel forced to make this request, based on the city's previous legislation efforts to impede short-term rentals.

There are many advantages to allowing short-term rentals. As a long-term renter, my wife and I already have a rigorous screening process for our tenants, including background checks, credit reports, and in-depth reference checks. While we feel we are thorough in screening renters, short-term rentals would go through additional screening, through both AirBNB and VRBO, who have even tighter regulations and security protocol to screen potential renters. In addition to stricter security screenings, short-term rentals provide housing for University students and their families, who may need special accommodations the hotel industry cannot provide. Our properties offer a full-service kitchen, which can be useful for those with dietary restrictions. Finally, because these properties are long/short term rentals, extensive improvements have been made, which in turn improves the overall aesthetic of the neighborhood. Short term rentals are helping to invest in areas that might otherwise be overlooked.

In conclusion, I strongly feel short-term rentals help improve the business economy in the Schnitzelburg area and provides economical housing options for university families, which in turn benefits both the University of Louisville and the city itself. While some may argue that overcrowded street parking and partying are common issues of short-term rentals, our properties, as with most in this area, have driveways and garages to alleviate the parking concern and as stated above, tighter screenings will mitigate unwanted behaviors. Please consider granting our properties a conditional use permit for short-term rental, with an exception to the 600 foot rule, as we are seeking to invest in and improve the Schnitzelburg and surrounding areas.

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