

## Crumbie, Jon

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**From:** Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>  
**Sent:** Saturday, September 22, 2018 12:53 AM  
**To:** Crumbie, Jon  
**Cc:** dpna@deerparklouisville.com; Coan, Brandon  
**Subject:** Re: 18CUP1107-1919 Maplewood Place: additional comments following neighborhood meeting

Dear Mr. Crumbie-

Following my attendance of the mandatory neighborhood meeting hosted by Sienna Properties Two on Thursday, September 20, 2018, I wish to voice additional concerns for the record regarding 18CUP1107 (1919 Maplewood Place) beyond those expressed in our letter to you dated September 18, 2018.

During the meeting and in the handout they provided, Sienna Properties Two stated that they plan to remove much of the back yard to the north of the garage to create three additional parking spaces on site for a total of eight spots. (They have already removed trees from that area, further reducing the city's, tree canopy). This need for such a large amount of parking, which is accessible only from Bullock Alley, clearly indicates that Sienna Properties Two plans to market the property for the maximum occupancy of 10 persons allowed under the short-term rental regulations. This level of occupancy is wholly inappropriate for our quiet residential courtyard occupied by a range of residents, including families with young children and senior citizens. Such a marketing strategy increases the likelihood of the proposed AirBnB being a regular "party house."

During the meeting, Mrs. & Mr. Brown, the owners of Sienna Properties Two, stated that they owned a number of investment properties in the city under their other holding company, Sienna Properties. They also stated that 1919 Maplewood Place was their first effort to own a property devoted to AirBnB short-term rentals. As such, I asked why they chose to experiment with AirBnB at 1919 Maplewood, rather than leasing the property as a long-term rental as they did with their other properties, which would still be profitable in the current rental market. Mr. Brown replied that the AirBnB revenues would be at least four times greater than a long-term rental and that they had to maximize their returns given that this was the biggest investment they had yet made amongst their multiple LLCs' property holdings.

Given the proposed parking plan and Mr. Brown's response to my question, it is clear that Sienna Properties Two is only interested in profit and has no regard for or interest in quality of life on Maplewood Place. Additionally, a search of PVA records and Codes and Regulations Property Maintenance Violations reveals Sienna Properties has been cited for illegal storage of vehicles and failure to cut grass on one of their investment properties, demonstrating a history of poor property management.

I am very concerned that granting these real estate speculators their requested short-term rental CUP will lower the quality of life on our unique and tranquil walking court. This fear was shared by the other attendees at the meeting on Thursday, all of whom expressed opposition to the CUP. Again, I strongly feel that denial of this CUP is in the best interest of our street, our neighborhood, and our city.

Thank you for your consideration of our letter and these comments. If you need further information, I can be reached at 307-690-0981 or at this email address.

Sincerely,

Curtis Stauffer

1921 Maplewood Place

On Sep 18, 2018, at 11:30 AM, Curtis Stauffer & Rachel Cutler <[rachelandcurtis@mac.com](mailto:rachelandcurtis@mac.com)> wrote:

Dear Mr. Crumbie:

Attached please find our letter opposing Conditional Use Permit #18CUP1107 for a short-term rental at 1919 Maplewood Place sought by Sienna Properties Two, LLC.

Thank you for your time and consideration of this letter.

Sincerely,

Curtis Stauffer & C. Rachel Cutler

September 18, 2018

1921 Maplewood Place  
Louisville, KY 40205

Jon Crumbie  
Planning & Design Services  
Develop Louisville  
444 S. 5<sup>th</sup> Street  
Louisville, KY 40202  
VIA EMAIL TO: [Jon.Crumbie@louisvilleky.gov](mailto:Jon.Crumbie@louisvilleky.gov)

RE: Conditional Use Permit #18CUP1107 for 1919 Maplewood Place

Dear Mr. Crumbie:

As the neighboring property owners at 1921 Maplewood Place, we are writing to voice our adamant opposition to the Conditional Use Permit #18CUP1107 for a short-term rental at 1919 Maplewood Place sought by Sienna Properties Two, LLC.

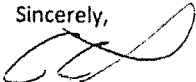
As the parents of an 18-month old daughter whose room is adjacent to 1919 Maplewood Place, we are very concerned about the constant stream of strangers that would be occupying a fully commercial enterprise next to our home on a quiet walking court. We value the relationships we have with our immediate neighbors (including the now deceased former owner of 1919 Maplewood Place), not only for the sense of community they build, but for the security that having friendly eyes on the street and our property creates in terms of crime prevention. This would be impossible should these real estate speculators (who control multiple LLCs) be granted their requested Conditional Use Permit. We are also concerned that Sienna Properties Two, LLC may fail to adequately monitor guests and it will become a "party house" that significantly impacts the quality of life on our street.

We also oppose this application due to the fact that there is another full-time short-term rental directly across the alley from 1919 Maplewood Place at 1924 Stevens Avenue. The presence of two full-time commercial lodging enterprises in these adjacent residential properties poses a threat to the character and safety of the neighborhood.

Additionally, both the rental and homeownership markets are very tight in Louisville, especially in the Highlands. The removal of 1919 Maplewood Place from both the rental and homeownership markets limits the supply of housing available to Louisvillians in favor of profits for real estate speculators. The continued, significant rise in short-term rentals in the city also poses a threat to the substantial private and public dollars that have recently been invested to expand Louisville's supply of hotel rooms and, as such, is also a threat to the jobs these new hotels have created and will create. We do not begrudge these real estate speculators the opportunity to generate income from the property, either by reselling it or renting it on a long-term basis, but cannot support the conversion of 1919 Maplewood Place to a full-time commercial lodging enterprise.

We see no benefit to the city, our neighborhood, and our street from the awarding of this Conditional Use Permit and respectfully request that it be denied. We can be reached via email at [rachelandcurtis@mac.com](mailto:rachelandcurtis@mac.com) or via cell phone at 307-690-0981 (Curtis) and 307-690-8997 (Rachel), should you have questions regarding our views.

Sincerely,



Curtis A. Stauffer



C. Rachel Cutler

cc: Metro Councilperson Brandon Coan ([Brandon.Coan@louisvilleky.gov](mailto:Brandon.Coan@louisvilleky.gov))  
Deer Park Neighborhood Association ([dpna@deerparklouisville.com](mailto:dpna@deerparklouisville.com))

## Crumbie, Jon

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**From:** Jay Schwalm <[jschwalm@bellsouth.net](mailto:jschwalm@bellsouth.net)>  
**Sent:** Saturday, September 1, 2018 10:55 AM  
**To:** Crumbie, Jon  
**Cc:** Weatherby, Jasmine; [dpna@deerparklouisville.com](mailto:dpna@deerparklouisville.com)  
**Subject:** Concern over zoning change to 1919 Maplewood Place

Mr. Crumbie,

I am not sure if expressing my concerns and issues, directly to you, is the correct method. I did look on the case link provided to me but found no other way to document these concerns.

<http://portal.louisvilleky.gov/codesandregs/permit/detail?type=ZONE&id=18CUP1107>

Specifically, I am one of the residents most directly impacted by the change to the residential property at that address. The proposed change is to create an Airbnb at 1919 Maplewood Place. I have lived in the courtyard for 21 years and have enjoyed watching the various properties improve in appearance and value over this time. Frankly, this is very unwelcome news.

I am absolutely opposed to the approval of this request. As a courtyard we live a VERY close proximity to one another. As such any disturbances due to the nature of the Airbnb business will impact us at a far greater level than would be normal for another residence (for instance on Bonnycastle). Additionally neighbors have small children literally next door. There have been numerous reports on the decrease in in value and salability of properties in proximity to Airbnb's. Also based on reports and common sense it seems there is a very real concern that disturbances are more the norm, as police attention isn't as great a concern due to the temporary nature of the "residence". There is no guarantee of the people's motives for renting. But considering our proximity to Bardstown Rd. and the numerous times during a year (including and specifically Derby) where a house in this area could become more a party house, than simply a quiet place to stay.

I have copied both Brandon Coan's aide as well as the Deer Park Neighborhood Association to apprise them on my concern's as well.

This is and should remain a residential only area. I fervently hope you will reject this request.

Regards,

Jay Schwalm  
[jschwalm@bellsouth.net](mailto:jschwalm@bellsouth.net)

## Crumbie, Jon

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**From:** Jay Schwalm <[jschwalm@bellsouth.net](mailto:jschwalm@bellsouth.net)>  
**Sent:** Tuesday, October 23, 2018 8:29 AM  
**To:** Crumbie, Jon  
**Subject:** RE: Regarding Case 18CUP1107

I am opposed to the approval of this zoning request for the following reasons:

- Due to the nature of the Maplewood Place courtyard we are in very close proximity to each other. In this case this is approximately 35 feet from my front door. This also puts it in very close proximity to 2 other houses with small children. The concern is the number of people that will come in and out, using this as a probably party house. As we already have numerous people, usually drinking, that use the courtyard as a passthrough between Bardstown Rd. and Fernwood, I feel this will further exacerbate the noise (i.e. inappropriate language).
- AirBnB already has 3 locations within approximately 1 block. While I couldn't get an exact number due to duplicate posts, etc., within this general location it is a large number (greater than 50).
- This will further create issues with an already miserable parking situation on Fernwood.
- This is and should remain a residential area. The courtyard is very unique and should not be allowed to be turned into, effectively, a hotel zone.
- AirBnB customers are temporary and in all likelihood will be there to enjoy the party atmosphere of Bardstown Rd. Up to 10 for this location. Therefore it is unlikely they will care little for the issues of the actual residents, such as noise, language, excessive drinking, trash, etc.
- Based on the research I have performed, there is a probability that the sale ability of my house will be adversely impacted. While this is hard to pinpoint as most research that I could find was performed in larger cities, I know that one person who has permanent rentals in this area has had renters walk away due to it's location next to an AirBnB.

Thank you for your consideration in this matter and I truly hope this request is NOT Granted.

Sincerely  
Jay Schwalm

**From:** Crumbie, Jon <[Jon.Crumbie@louisvilleky.gov](mailto:Jon.Crumbie@louisvilleky.gov)>  
**Sent:** Monday, October 22, 2018 8:31 AM  
**To:** Jay Schwalm <[jschwalm@bellsouth.net](mailto:jschwalm@bellsouth.net)>  
**Subject:** RE: Regarding Case 18CUP1107

You can send me your comments via email and I will add them to the public record. Clear and concise would be preferred. I would need them by the end of the day tomorrow at the latest.

Thanks,

### Jon E. Crumbie

Planning & Design Coordinator  
Planning & Design Services  
Department of Develop Louisville  
*LOUISVILLE FORWARD*  
444 South 5<sup>th</sup> Street, Suite 300  
Office: 502.574.5158  
<https://louisvilleky.gov/government/planning-design>