

Intro - Conrad Boyd (New Neighbor on S Floyd St)

3 messages

Conrad Boyd <conradwboyd@gmail.com>

Tue, Oct 18, 2022 at 11:29 AM

To: "credevelopmentky@gmail.com" <credevelopmentky@gmail.com>

Dear Matthew,

Hello! My name is Conrad Boyd. My wife, Kassandra, and I recently purchased the property at 1332 S Floyd St. I am reaching out to introduce myself, and inform you of our plans for the property.

We purchased this home in July with plans to operate it as a STR. At the time I was performing due diligence on the property, your CUP was not listed on the Planning & Development Accela map. So, I was unaware that you run a STR at 1338 S Floyd St until talking with neighbors after our purchase. That being said, I want to respect your STR business, while also laying out the plans for ours.

First, I want to congratulate you on how beautiful your house is - We were stunned by your Airbnb pictures, and after watching your presentation to the Board of Zoning Adjustment and seeing the "before" pictures, I can only imagine the vast amount of care and effort that you poured into your project! The end result is truly phenomenal, and it is a great look for our street and community.

Overview: Our property at 1332 S Floyd consists of a main house (3 bed, 2.5 bath) and a carriage house (2 bed, 1 bath). Currently, Kassandra and I are living in the main house while we renovate the carriage house and a portion of the main house. Once we are done with renovations, our plan is to live in the carriage house and rent the main house as a STR. However, we are not planning to live in the carriage house forever, so our long-term plan would be to rent out both houses as STR's.

Analysis: Compared to our property, yours is bigger, nicer, and has higher quality finishes all-around. So, while the occupancy count/location/property type are similar, we believe yours is a tier above ours. We also believe there are benefits to us both operating STR's here, including improving the overall look and feel of the street and sharing our wonderful neighborhood with even more people!

I have already discussed our plans with several neighbors and they are on-board, but I really value your thoughts and wanted to reach out to you directly. Please let me know what initial thoughts or questions you may have, so we can address them. If you would like, you are also always welcome to come by our place and I would be happy to show you the improvements that have been/are being made.

Also, if you ever need help with anything at your house, give me a call or text and I'd be happy to pop over and lend a hand where I can!

Sincerely,

Conrad Boyd
(Cell: 615.686.8987)

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2022 at 5:22 PM

Matthew Chaudoin <credevelopmentky@gmail.com>

To: Conrad Boyd <conradwboyd@gmail.com>

Hi, Conrad.

Thanks for reaching out, and thanks for the kind words. Congratulations on your purchase and welcome to the neighborhood!

My apologies for the delayed response. Your message got lost in the flurry of emails.

The Floyd Street project was a daunting one for sure, and I can say the same about the STR permit process. It is clear you have done your research - especially if you're watching BOZA hearings...I certainly learned a lot about the process doing that myself.

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I am a believer in STR's and their benefit for the neighborhood and the positive effects they can have. The constant maintenance required for a successful operation is something that benefits everyone. We have had a great experience so far and the guests have been nearly trouble-free.

BOZA is certainly committed to a pretty strict application of the STR ordinance from what I've seen. As long as your plans are in compliance with the legal requirements, particularly the 600' rule, I imagine you will receive approval to move forward.

If you see me around, please introduce yourself. I'd be happy to show you around sometime. And likewise, if you need anything, please feel free to reach out.

-Matt Chaudoin
502-417-3619

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Conrad Boyd <conradwboyd@gmail.com>
To: Matthew Chaudoin <credevelopmentky@gmail.com>

Wed, Nov 2, 2022 at 2:39 PM

Hi Matt,

Thanks for the follow-up! I appreciate the encouragement and insights. I always enjoy meeting like-minded investors and hearing about their experiences. Floyd Street definitely seems to be improving overall, and it's exciting to think that we both have the opportunity to play a part in its revitalization.

Best of luck with your STR operations, and I look forward to eventually meeting in person. I'm sure we will bump into each other sometime soon.

All the best,
Conrad

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