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Neighborhood Meeting Notification Letter

5/24/2017

**To the Adjoining Property Owners, Neighborhood Group Representatives
expressing interest in this area and Metro Councilperson for District 8**

From Richard & Molly Gaines

We have submitted a short-term rental conditional use permit pre-application and plan to submit a formal application to request a conditional use permit to allow short-term rentals for 1235 Rufer Ave, Louisville, KY 40204.

We intend to rent this property on a short-term basis, which requires a conditional use permit. We are not making any physical changes to the property or changing the zoning in any way. The property has two bedrooms and will have no more than 8 guests at a time. There is both a driveway and street parking available. Further, we will comply with all other requirements for short-term rentals.

We also rent part of our primary residence on a short-term basis and do our very best to select quiet, respectful guests. If you need to contact us at any time, we can be reached at (386) 299-6199.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review and discuss the proposal. 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 proposal will be held: **On June 8, 2017 at 7:00pm**

At 1235 Rufer Ave, Louisville, KY 40204

At this meeting, we will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts. If you are unable to attend, please feel free to contact us via email at richard.ryan.gaines@gmail.com

Sincerely,

Richard Gaines
Richard Gaines

Molly Gaines
Molly Gaines

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List of APOs and Neighborhood Group Representatives

<u>Tier</u>	<u>Name</u>	<u>Property Address</u>	<u>Owner Address</u>	<u>Sent?</u>
1	JOHN LEFFINGWELL	1237 RUFER AVE	1237 RUFER AVE	Mailed
1	JILL ZINNER	1231 RUFER AVE	1231 RUFER AVE	Mailed
1	RONALD & CAROL SPALDING	1042 BRENT ST	1042 BRENT ST	Mailed
1	TINCIE YOUNG	1101 JULIA AVE	1101 JULIA AVE	Mailed
1	DAVID J & M JEFFERSON	1100 JULIA AVE	1100 JULIA AVE	Mailed
2	FIRST STEP PROPERTIES LLC	1256 RUFER AVE	1256 RUFER AVE	Mailed
2	CHARLES EDWARD HASTIE	1103 JULIA AVE	1103 JULIA AVE	Mailed
2	HEATHER OMARA	1239 RUFER AVE APT 1	1239 RUFER AVE APT 1	Mailed
2	GERALDINE THEUERKAUF	1239 RUFER AVE APT 2	1239 RUFER AVE APT 2	Mailed
2	JEFFREY THOMAS	1239 RUFER AVE APT 3	115 COYOTE RIDGE CT, SANTA FE, NM 87507	Mailed
2	THE LEESA RICHARDSON TRUST	1239 RUFER AVE APT 4	2048 MIDLAND AVE	Mailed
2	GEORGE ALLARD	1043 BRENT ST	1043 BRENT ST	Mailed
2	JAMIE OLLER	1038 BRENT ST UNIT 6	1038 BRENT ST UNIT 6	Mailed
2	JAMES CAPPS	1038 BRENT ST UNIT 204	1038 BRENT ST UNIT 204	Mailed
2	MARGARET ONEIL	1038 BRENT ST UNIT 11	11108 LITTLE SPRING BLVD, LOUISVILLE, KY 40291	Mailed
2	ERIKA FOREMAN	1038 BRENT ST UNIT 9	1038 BRENT ST UNIT 9	Mailed
2	HEATHER MCCALL	1038 BRENT ST UNIT 102	1038 BRENT ST UNIT 102	Mailed
2	GLENN VICARY	1038 BRENT ST UNIT 104	1038 BRENT ST UNIT 104	Mailed
2	STEFANIE MARIE HANCOCK	1038 BRENT ST UNIT 12	1038 BRENT ST UNIT 12	Mailed
2	CHRISTOPHER BAILEY	1038 BRENT ST UNIT 1	1038 BRENT ST UNIT 1	Mailed
2	ANDREW BLOCK	1038 BRENT ST UNIT 10	1038 BRENT ST UNIT 10	Mailed
2	JAMES WESLEY CONN	1038 BRENT ST UNIT 103	1038 BRENT ST UNIT 103	Mailed
2	ROY STANDSBURY	1038 BRENT ST UNIT 101	1038 BRENT ST UNIT 101	Mailed
2	CRISTINA ARCE	1038 BRENT ST UNIT 718	1038 BRENT ST UNIT 718	Mailed
2	JILL ZINNER	1229 RUFER AVE	1229 RUFER AVE	Mailed
2	DONALD COOMES	1104 JULIA AVE	1104 JULIA AVE	Mailed
2	CHARLES & LINDA RAQUE	1220 RUFER AVE	1220 RUFER AVE	Mailed
2	THE MORTON CENTER INC	1032 BARRET AVE	1032 BARRET AVE	Mailed
	Germantown - Schnitzelburg Neighbors		1567 S Shelby St, Louisville, KY 40217	Mailed
	German-Paristown Neighborhood Association		GPNA Center, 1094 E Kentucky Street, Louisville, KY 40204	Mailed
Council 8	BRANDON COAN	https://louisvilleky.gov/government/metro-council-district-8/contact-councilman-brandon-coan		Emailed
	Office of Planning & Design			Emailed

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Neighborhood Meeting Summary - 1235 Rufer Ave

The neighborhood meeting was held on Thursday, June 8th, 2017 at 7pm at 1235 Rufer Ave. The owner and host of the house, Richard and Molly Gaines, and five neighbors were in attendance. Neighbors' main concern was parking availability. Owners assured neighbors that the home has its own driveway, so two renters' cars will be parked in the driveway, and if there are ever more than two cars, there are also two street spots available in front of the home.

Second, there were concerns voiced about the potential for disrespectful guests. The owners explained the extensive screening process they use for potential tenants and that they limit the number of people who can stay at one time. Homeowners have also provided their own contact information to the neighbors in the unlikely event of an issue.

Next, a concern about lawncare arose. Homeowners replied that there is already a reliable, local lawn care company who is and will be frequently servicing the lawn. Neighbors were also concerned about who would check on the house since the homeowners live out of state. Owners explained that the house cleaner lives on the block and is readily available if an urgent situation arose.

Then, a neighbor was concerned about the zoning of the home changing. Homeowners explained that the zoning would not be changing. Neighbors also wanted to know about how long renters would be staying in the home. Homeowners responded that stay lengths would vary and that the home would be available for monthly, weekly and nightly stays. Lastly, one neighbor was concerned about the addition of pets in the neighborhood. Homeowners explained that there will be a strict "no pets" policy for tenants.

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