

Hendrix, Steve

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**From:** Lu Ann Muench <lmuench1@att.net>  
**Sent:** Wednesday, August 14, 2019 4:13 PM  
**To:** Hendrix, Steve  
**Subject:** Support Letter for Eric Carrico

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Dear City Case Manager Steve Hendrix:

I met Mr. Eric Carrico at his CUP meeting on Thursday May 23, 2019 and was quite impressed with the amount of time, work and resources he has put into three (3) properties at 1509, 1530 and 1535 Texas Avenue, Louisville, KY 40217. I have owned rental property nearby at 1515 Texas Avenue and 1133 Forrest Street since 2002 and I believe Mr. Eric Carrico is an excellent property owner/landlord that will keep property values increasing in the area. He is careful to limit noise in and around his rental properties and takes great effort to keep the surrounding areas safe and secure. The photos he showed me of the work he's done inside and outside of his Texas Avenue properties show beautiful, top of the line renovations made, to attract high quality short or long term tenants. I wish my rental properties looked like his!

I am glad to have met Mr. Eric Carrico, I believe he is sincere in his efforts to only improve the neighborhood, and I fully support his CUP application at his Board meeting on August 19, 2019.

Please call if you need more information.

Sincerely,

Lu Ann Muench  
(502) 558-2413  
Primary home: 1806 Edenside Ave.  
Louisville, KY 40204

18CUP 1201  
18CUP 1202  
18CUP 1203

Hendrix, Steve

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**From:** Natalie Graeser <natalie.graeser@gmail.com>  
**Sent:** Thursday, August 15, 2019 9:25 PM  
**To:** Hendrix, Steve  
**Subject:** Short Term Rentals- Zone Hearing 8/19/19

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Dear Mr. Hendrix,

I was just informed that there is a zoning hearing on Monday, August 19 regarding Short Term Rentals. It is my understanding that the city is trying to put a stop to Short Term Rentals in Louisville that are owned by "investors." While I realize many residents are concerned over the number of STR throughout the city, I feel properties that are owned and managed by responsible Louisvillians, such as Eric and Kristen Carrico, shouldn't be stopped. The Carricos have invested their own time, energy, and finances into their properties. They have done an amazing job at repairing and restoring their properties, which will in turn help the surrounding home values. While restoring the properties, they also hire local companies to complete the renovations. Lastly, while they have done an excellent job with renovating the homes, they also continue to maintain them after they've been rented out and are respectful of the surrounding neighbors.

As a Louisville resident, I ask that you allow the Carricos to be granted a permit to continue operating their Short Term Rental Properties. It is people like the Carricos that we want to continue investing in our community.

Thank You,  
Natalie Graeser

18CUP 1201  
18CUP 1202  
18CUP 1203

Hendrix, Steve

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**From:** carole davis <caroledavis62@gmail.com>  
**Sent:** Sunday, August 18, 2019 8:15 PM  
**To:** Hendrix, Steve  
**Subject:** Short term rentals

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We are writing you with reference to the Board of Zoning hearing being held on Monday regarding the permit to operate short term rentals of properties owned by Eric and Kristen Carrico.

First, let us say that these properties are generally in total disrepair and even abandoned in some cases. The Carricos have enjoyed using local craftsmen, designers, suppliers, artists and other professionals in restoring these homes to their current beautiful state, increasing the value of the homes and their neighborhoods. Unfortunately, there are currently hundreds of boarded up and abandoned homes in Louisville which could benefit from their STR concept.

Secondly, they work tirelessly to be responsible business proprietors in these neighborhoods, keeping the neighbors' wishes in mind as they rent. Many of their renters are from large cities such as Chicago and would prefer renting a home as opposed to a hotel room. We believe these homes help promote our city while increasing business within these neighborhoods.

We are hopeful that all this will be considered in your decision.

Sincerely  
Bob and Carole Davis

18CUP 1201  
18CUP 1202  
18CUP 1203

Hendrix, Steve

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**From:** Jeff Davis <jeff@kwantek.com>  
**Sent:** Monday, August 19, 2019 8:27 AM  
**To:** Hendrix, Steve  
**Subject:** Re: Short-term Rentals

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Yes, sorry. I got properties confused. Thanks!

On Aug 19, 2019, at 8:17 AM, Hendrix, Steve <[Steve.Hendrix@louisvilleky.gov](mailto:Steve.Hendrix@louisvilleky.gov)> wrote:

Do you mean on Texas Avenue?

**From:** Jeff Davis [<mailto:jeff@kwantek.com>]  
**Sent:** Friday, August 16, 2019 1:44 PM  
**To:** Hendrix, Steve  
**Subject:** Short-term Rentals

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Mr. Hendrix,

I'm writing in support of the short term rental proposed by the Carrico's on <sup>TEXAS AVE.</sup> Bardstown Rd. I understand the city's position on short-term rentals, but believe the overall value to the neighborhoods is not being taken into full consideration. Investors and owners spend massive amounts of capital, using local service providers and suppliers, to increase the overall value of the property AND the surrounding neighborhood. This property in question is in a highly trafficked area with mostly commercial operations; there will be no interference with other rentals or homeowners in the area.

I would ask that the city and administration take a second look at the true economic benefit to short-term rentals in our city. The homeowner who may be inconvenienced with small amounts of additional traffic also benefit greatly from the increased property value and exposure to their neighborhood.

Regards,

Jeff Davis | President | Kwantek  
502.212.5161 Mobile  
[Schedule a meeting](#)

18CUP 1201  
18CUP 1202  
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Hendrix, Steve

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**From:** Debra harlan <debraandted@gmail.com>  
**Sent:** Monday, August 19, 2019 9:31 AM  
**To:** Hendrix, Steve  
**Subject:** BOZA cases on Texas Ave

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These applications are an outrageous affront to the regulations and represent predatory real estate development at its worst. Affordable housing and neighborhood stability are apparently tertiary to the needs of out of state commercial hotel developers being granted permanent license to block bust and create what we used to call absentee property hoarders. My forty two years in neighborhood revitalization has taught me that absentee owners care little about anything save the monetary bottom line. Neighborhoods need neighbors not transient halfway houses-also a possibility once the CUP is issued and then returns for "amendment".

This process is out of control.

I'm in complete agreement with the letter of objection on the Mulberry case that mentions these three Texas Ave hotels. While I do not live in Schnitzelburg this issue defies neighborhood boundaries. I'd have sent this sooner but the absurdly truncated notice and my interest in another case in my own neighborhood prevented same.

Debra Harlan  
1734 Chichester Ave  
40205

Sent from my iPhone

18CUP 1201  
18CUP 1202  
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