

2419 Ridgeview Ave
Louisville, Ky 40220

214 Bonner Ave
Louisville, Ky 40207

2417 Woodmont Dr.
Louisville Ky 40220

2422 Westwood Ave
Louisville, Ky 40220

2423 Ridgeview Ave
Louisville, Ky 40220

2319 Stannye Dr.
Louisville, Ky 40222

2413 Woodmont Dr.
Louisville, Ky 40220

3016 Hilltop Ct.
Prospect Ky 40059

2421 Ridgeview Ave
Louisville, Ky 40220

2420 Ridgeview Ave
Louisville, Ky 40220

8220 Oxmoor Farms Ln
Louisville Ky 40222

2420 Westwood Ave
Louisville, Ky 40220

2417 Ridgeview Ave
Louisville, Ky 40220

2414 Ridgeview Ave
Louisville Ky 40220

2418 Woodmont Dr.
Louisville, Ky 40220

2414 Woodmont Dr.
Louisville Ky 40220

2416 Ridgeview Ave
Louisville, Ky 40220

2415 Woodmont Dr
Louisville, Ky 40220

2424 Westwood Ave
Louisville, Ky 40220

2103 Saratoga Drive
Louisville, Ky 40205

2422 Ridgeview Ave
Louisville, Ky 40220

2419 Woodmont Dr.
Louisville, Ky 40220

2416 Woodmont Dr.
Louisville Ky 40220

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089H01350000 2419 Ridgeview Ave x

089H01360136 2421 Ridgeview Ave x

089H01170000 2416 Ridgeview Ave x

214 BONNER AVE, LOUISVILLE, KY 40207-2257 x

089H01150000 2420 Ridgeview Ave x

089H01080000 2415 Woodmont Dr x

089H01090000 2417 Woodmont Dr x

8220 OXMOOR FARMS LN, LOUISVILLE, KY 40222-5468 x

2nd Tier

Parcel ID Unit

089H01440000 2424 Westwood Ave x

089H01450145 2422 Westwood Ave x

089H01460000 2420 Westwood Ave x

2103 SARATOGA DR, LOUISVILLE, KY 40205-1816

089H01370000 2423 Ridgeview Ave x

089H01340000 2417 Ridgeview Ave x

089H01140000 2422 Ridgeview Ave x

2319 STANNYE DR, LOUISVILLE, KY 40222-6351

089H01180000 2414 Ridgeview Ave x

089H01100110 2419 Woodmont Dr x

089H01070000 2413 Woodmont Dr x

089H00910000 2418 Woodmont Dr x

089H00920000 2416 Woodmont Dr x

3016 HILLTOP CT, PROSPECT, KY 40059-8100

089H00930000 2414 Woodmont Dr

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Neighborhood Meeting Notification Letter

11/11/2022

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Council Person for District. Farooq Shaheen plans to submit a conditional use permit for 2418 Ridgeview Road, Louisville, KY 40220 for short term rentals.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the Proposal with the developer or his/her representative. 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 development proposal will be held on:

Tuesday, November 29th, 2022 at 6:00PM

This meet will be held at:

2418 Ridgeview Road, Louisville, KY 40220

At this meeting, Slava Furs will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

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Neighborhood Meeting Notes

I, Slava Furs, held the neighborhood meeting on November 29th at 6:00PM and it ended at 6:47PM. 6 different people attended but 1 did not sign in. The one that did not sign in was the grandparent of the next door neighbor. I did not get her name. Daniel Foster told me that he wasn't for it before the meeting but after hearing my points, he stated that he sees it would be about the same no matter what kind of a rental it is. I answered all of their questions and concerns and gave them the details on how to voice their opinion. I let them know that there will be a sign in the yard detailing ways they can voice their opinion and the date of board meeting.

- Concerns
 - A lot of rentals already. Problems with long term tenants.

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- Won't feel safe no matter how much the owner screens the guests
- Concerned about tenants scoping out the neighborhood to later rob neighbors homes
- Next door neighbor will never feel like there's any privacy.
- It makes the neighborhood unsafe
- Don't want to live next to a hotel
- This will bring the property value of the neighborhood down.

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Counters and points to Short Term Rental approval

- Counters
 - *“Strangers coming and going in a neighborhood mixed with retired couples and young families is not ideal.”*
 - If this property were to be a mid term rental, you could potentially have 12 “strangers” per year without any monitoring, supervision, or rules.
 - If this property were a long term rental, you could potentially have a tenant who could invite a bunch of friends who could be a nuisance and there’s no way to monitor them. Those invited guests would be “strangers as well”. If you get a bad tenant or bad neighbor under a long term rental under a 1 year lease, you are stuck with them for a year.
 - The property owner would be able to rent this out as a mid term or long term rental without any restrictions, so the possibility of “strangers” could come in any form of a rental.

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- *“Mr. Shaheen has had title to this property for two months and he has made no effort to maintain or clean the property. Mailbox is full and has made no attempt to rake the leaves or clean the yard.”*

- Mr. Shaheen decided to wait to have the yard cleared of leaves until it got closer to the beginning of the winter season. If he got the yard cleared too early, there would've been more leaves that would have fallen on the lawn and it would have been an inefficient way to get it done. There is no rule on when you have to get your lawn cleared of leaves.
- Mr. Shaheen has been in touch with different companies since he closed on the property to get renovations done to the interior/exterior of the property.
- Loan officer who is performing the refinance on this property has informed Mr. Shaheen that he should not make any renovations to the property

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until they complete the refinance. However, Mr. Shaheen has been proactive with calling different companies and having quotes ready to go so that he could get the work started as soon as they finish the refinance.

- *“Mr. Shaheen has called a meeting for November 29th to explain his ideas, however, he won’t even be there. His spokesperson, Slava Furs, will be conducting the meeting. This just indicates the hands off approach that leads to rental properties getting bled to death and run down”.*

- Mr. Shaheen has a Wife who is 7 months pregnant and cannot attend the meeting due to that reason.

- Mr. Shaheen purchased this house as a

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secondary property where he plans to stay from time to time with his wife and kids. This property is not being run by a big corporate entity. This is being run by an individual whose focus is to keep

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the property in well maintained condition and to keep all surrounding neighbors happy while renting it out as a short term rental.

- *"A short term rental would put neighbor's homes more at risk for home invasions and burglaries"*

- Why would a short term tenant rob the neighbor and then proceed to go back into the home that they are renting? If someone commits a crime of such, their goal is to get away from the property that they committed the crime in as soon as possible and destroy any evidence.

- Home invasion criminals are more likely to be residents of the city that you reside in. Home invasions and short term rentals have no correlation.

- *"Short term rentals would put the neighbors at risk and would make it less safe"*

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- A short term rental allows the property owner to enforce more rules than a mid/long term rental. In fact, it allows the property owner to enforce more strict rules. The owner of a property that is being used as a short term rental is able to implement rules and monitoring mechanisms that prevent parties, noise complaints from neighbors, and illegal activities inside/outside of the home. If any of the rules are broken, airbnb/vrbo gives the property owner the right to immediately remove the guest. A property that is used as a mid/long term rental does not give you the same rights. If a long term tenant is providing problems in the neighborhood (but not breaking the law), the property owner can't evict them for petty nuisances that the neighbors don't like.
- Mr. Shaheen has invested his money into 2 way communication cameras for all exterior entrances

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of the property, motion detectors, doorbell cameras, noise and occupancy monitoring devices, and an alarm system. These devices are being put into the property to prevent home invasions on Mr. Shaheen's property, verification of the guest checking into the home, verification on the quantity of people, verification that the guest's don't exceed the limit, and to prevent any partying in the property.

- The property will be monitored 24/7. Mr. Shaheen has invested into a company that monitors the cameras and any alerts at all times of the day.

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- Points

- *A short term rental protects neighbors safety more than a mid/long term rental*

- As stated above, the owner will clearly communicate sets of rules that will ensure quiet and safety to the neighbors. There will be quiet time enforced which will ensure that there isn't any partying going on or bothering noises that will disturb the neighbors at night. Airbnb/vrbo gives the owner permission to terminate the stay of the guest who breaks the rules. Therefore, if a guest is causing issues, it would not be persistent and would be met with an automatic removal from the property.

- Any and all neighbors that are concerned or want to express concerns about any guests will have DIRECT contact with Mr. Shaheen.

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○ *One of Mr. Shaheen's target audience will be traveling nurses.*

■ Louisville is one of the fastest growing cities in the healthcare/hospital industry. Louisville is currently under construction (\$1.5 billion combined) with 12 new healthcare facilities. Louisville is quickly becoming a hotbed for traveling nurse contracts.

■ Mr Shaheen will primarily be providing short term housing to traveling nurses from nearby hospitals like Norton Womens and Children, U of L Medical Center and Baptist Health. In addition, the house would also be targeted to professionals coming to Louisville.

○ *One of Mr. Shaheen's target audience will be guests who are visiting Louisville for a convention.*

■ Louisville is one of the best cities in America when it comes to hosting a convention. We have two facilities that many different companies and

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organizations host their events at. The downtown
convention center and the exposition center.

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