

Pollock, Heather

From: Tracy K'Meyer <tekme01@gmail.com>
Sent: Wednesday, December 28, 2022 9:42 AM
To: Pollock, Heather
Subject: 181 Coral Ave

Categories: Completed

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Dear Heather,

I heard a rumor there is a proposal for a short term rental at 181 Coral Ave. I never received a letter but heard there is a meeting today and will be attending. I STRONGLY oppose this one.

1. There is already one in the process on the street. Two in such close proximity is too much.
2. The law on limiting short term rentals passed for good reasons. Why have a law if it is just going to be waived? There's no good reason to waive it
3. Most important parking is already so short on that part of the block, people routinely (EVERY DAY) park illegally and despite calls the police do nothing about it. School buses, delivery trucks, snow plows, emergency vehicles already cannot get through some days. There is at most room for one car in the alley.

It does not give me confidence that all neighbors have not been notified.

Please say no.

Tracy K'Meyer

Pollock, Heather

From: michael.oleary@twc.com
Sent: Thursday, January 12, 2023 6:29 AM
To: Pollock, Heather
Cc: Mike OLeary, President Clifton Community Council
Subject: 1966 Coral Ave. 22-CUP-0382
Attachments: 196 Coral Ave 22-CUP-0382.PDF

Categories: Respond, Print Email

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Dear Ms Pollock,

Attached is a letter of opposition from the Clifton Community Council regarding the request for a conditional use permit for a short-term rental of a non-primary residence at 196 Coral Ave.

The Clifton Community Council respectfully asks the Board of Zoning Adjustment Commissioners to uphold LDC 4.2.63 D and vote to deny the conditional use permit for a short-term rental that is a non-primary residence at 196 Coral Ave.

Respectfully,

Michael O'Leary
President, Clifton Community Council

Michael O'Leary
1963 Payne Street, Louisville KY. 40206
Cell phone: (502) 744-3144
Email: michael.oleary@twc.com
CCC website: www.cliftonlouky.org

Let us understand before we disagree. If we disagree let us not be disagreeable.

Pollock, Heather

From: Tracy K'Meyer <tekme01@gmail.com>
Sent: Wednesday, December 7, 2022 10:33 AM
To: Pollock, Heather; Katie@whitepicketky.com
Subject: short term rental on coral ave

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I was unable to attend the community conversation on the proposed short term rental for Coral Ave last night. It is finals at UofL and I have a short turn around time for grading all my student papers. I have a couple questions/comments that could be addressed by the owner or the staff.

In general my concern isn't so much about whether or not this gets approved as given the track record of any agency connected to metro government my guess is it will be approved (how often does metro government protect moderate income housing supply??). So, my questions are more about how will it be cared for and managed.

1) what will the capacity be for this rental? Anything over 6 people would invite inappropriate party-crowds for a residential neighborhood like ours. The houses are close together. There are children on the street. And, a big concern would be parking. That end of the street gets narrow and there is already a lot of on the street parking. The cap should especially apply to high demand weekends like Derby.

2). Will the neighbors get the owner's direct phone number? My sister in law lives next to a short term rental. The renters regularly violate rules. Calling the police does nothing as they take 2 hours to show up for calls. reporting to the airbnb company does absolutely nothing. The only solution is to have a way to notify the owners and get a quick response to the situation from them.

3). What renovations will be done to raise the quality of the space in order to attract a clientele that will be more likely to take care of it and the surroundings? I've stayed at a wide range of them. I know people who live near them in other parts of the country. The lower the rent and poorer the facilities, the more likely to attract a young partying set that disrespects the neighborhood. Based on her fb page, it appears Katie serves a real estate clientele that is looking for updated properties with good amenities. Will this space serve that same clientele?

4) speaking of respect: the owners will live 6 miles away in the suburbs. Will the owners take care of this property and vet the renters as if they were going to be next door to their home and their kids. Our homes and our neighborhood kids deserve the same respect.

Tracy K'Meyer

DATE: January 10, 2023

TO: Heather Pollock, Planning Commission

FROM: Mike O'Leary, President, Clifton Community Council



SUBJ: 22-CUP-0382. 196 Coral Ave.

A conditional use permit for a short term rental of a non-primary residence

The Clifton Community Council opposes the request for a conditional use permit for a short term rental of a non-primary residence at 196 Coral Ave.

There is 1 STR with approved CUP located within 600 ft of 196 Coral Ave.

<u>Address</u>	<u>BOZA approved</u>	<u>Zone</u>	<u>Case #</u>
168 Vernon Ave	01/09/23	R6	22CUP0332


Ordinance 056, Series 2019, approved by Metro Council on 4/25/19 and signed by the Mayor on 5/8/19 amended the LDC sections relating to STRs. STRs approved prior to the 2019 LDC revisions are not subject to the 2019 amendments.

Per LDC 4.2.63 D. The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. This provision shall not apply to a property in the TNZD district which required a conditional use permit even though it is the primary residence of the host.

Clifton has 19 CUP STRs (in a non-primary residence), 13 host occupied STRs, and 8 commercial STRs, for a total of 40. There are 8 pending STR's. 5 CUP, 2 host occupied, 1 commercial.

Since 168 Vernon Ave. is sited within 600 ft of 196 Coral Ave., the Clifton Community Council respectively asks the Board of Zoning Adjustment Commissioners to uphold LDC 4.2.63 D and vote to deny the conditional use permit for a short term rental that is a non-primary residence at 196 Coral Ave.

Respectfully submitted,



Michael O'Leary, President
Clifton Community Council
michael.oleary@twc.com
502-744-3144

c: Andrew Owen, Metro District 9 Councilperson



196 Coral Ave. 600 ft radius map

Short Term Rentals

01/09/23

	Address	Expiration Date	Date Issued	Zone	Type	BOZA
1	109 N Bellaire Ave	02/15/23	05/22/19	R6	CUP 18CUP1214	05/06/19
2	120 N BELLAIRE AVE, 1 & 2	12/08/22	01/10/20	R5A	CUP 18CUP1180	08/05/19
4	129 N Charlton Ave	04/10/20	06/30/19	R5A	CUP 18CUP1168	04/01/19
5	110 N Clifton AVE, Apt 1 &2	03/29/23	02/07/20	R7	CUP 18CUP1157	04/15/19
7	1932 FRANKFORT AVE, 101 &201	09/13/23	08/19/19	R6	CUP 19CUP1034	07/08/19
9	165 N Jane St	03/01/23	03/01/22	R5	CUP 21CUP0213	02/07/22
10	2338 PAYNE ST	12/16/23	03/02/20	R5A	CUP 16CUP1070	06/05/17
11	1700 PAYNE ST, Front & Rear	02/14/23	01/31/20	R5	CUP 18CUP1188	04/01/19
13	1922 PAYNE ST	03/25/23	08/19/19	R5A	CUP 19CUP1012	06/03/19
14	141 Pope St	05/27/21	05/22/19	R5A	CUP 18CUP1087	02/18/19
15	165 Pope St	02/09/21	01/28/20	R5A	CUP 19CUP0219	01/06/20
16	272 SAUNDERS AVE	04/21/22	05/15/21	R5A	CUP 17CUP1019	05/15/17
	272 Saunders Ave, new owner	10/14/23	10/14/22	R5A	CUP 22CUPPA0222	
17	184 1/2 STATE ST	05/06/23	02/25/20	R5A	CUP 19CUP0247	01/27/20
18	115 WAVERLY CT	05/18/23	02/26/19	R6	CUP 18CUP1156	02/18/19
19	168 Vernon Ave			R6	CUP 22CUP0332	01/09/23
1	244 ALBANY AVE	06/08/21	01/24/19	R5	host occupied	
2	123 N BELLAIRE AVE, Unit 1	07/10/22	06/30/18	R6	host occupied	
3	153 N BELLAIRE AVE	05/05/23	05/11/21	R6	host occupied	
4	145 N Clifton Ave	03/01/23	06/30/20	R5	host occupied	
5	122 N Ewing Ave	06/18/23	06/18/22	R5	host occupied	
6	237 Haldeman Ave	03/26/23	03/25/22	R5	host occupied	
7	212 S Keats Ave	10/05/23	10/05/22	R5A	host occupied	
8	1939 Payne St	06/23/23	06/23/22	R6	host occupied	
9	2029 Payne St	03/27/21	03/12/20	R5A	host occupied	
10	2322 Payne St	05/28/22	05/28/21	R5	host occupied	
11	118 State St	09/14/23	09/13/22	R5A	host occupied	
12	164 VERNON AVE, new Oct22	07/09/22	07/09/21	R6	host occupied	
13	181 William St	10/29/23	10/29/22	R6	host occupied	
1	1746 FRANKFORT AVE, #1 &2	07/12/23	03/12/19	C1		
3	1825 FRANKFORT AVE	09/14/23	08/17/21	C1		
4	1906 FRANKFORT AVE, 201	01/14/23	12/11/19	C1		
5	1938 Frankfort Ave	02/23/23	02/23/22	CN		
6	2000-2002 FRANKFORT AVE	07/07/22	06/30/17	C2		
7	2006 FRANKFORT AVE	08/10/23	11/11/18	C2		
8	2042 Frankfort Ave	02/15/23	06/04/19	C2		
	<u>Applications Pending:</u>					
1	211 N Clifton Ave	Filed 01/24/22		R5	22CUPPA0009	
2	196 Coral Ave	Filed 6/27/22		R5	22CUP0382	
3	139 William St	Filed 7/29/22		R5	22CUPPA0209	
4	186 State St	Filed 9/21/22		R5A	host occupied	
5	2106 New Main St	Filed 9/22/22		R5A	22CUPPA0283	
6	181 Coral Ave	Filed 11/7/22		R6	22CUPPA0346	
7	119 Stevenson Ave	Filed 10/00/22		R5A	22TMP-052785	
8	1807 Frankfort Ave	Filed 12/15/22		C1		