

April 24th, 2019

To adjoining property owners, neighborhood group representatives and the Metro Councilperson for Council District 8:

I am requesting a Conditional Use Permit (CUP) to allow me to operate short-term rentals at 2038 Bonnycastle Ave, Louisville, KY 40205.

2038 Bonnycastle is a two family home with Unit A on the ground level and Unit B on the second and third levels of the home. With 2038 Bonnycastle being a corner lot, the home has ample street parking as well as a private driveway.

In the foreseeable future, we will only be renting out Unit B as an STR, as the owner's mother is living in Unit A. Unit B has four bedrooms and ample space, so we would permit up to twelve guests. With that said, we strictly prohibit parties / events of any kind and impose hefty fines on any guest who violates this policy. We will also install noise level monitoring devices in both units to ensure our guests are always maintaining a respectful volume. We primarily cater to families and always either do a background check and/or evaluate our guests' reviews before accepting any bookings.

If there are ever any issues at all with our guests, please call our 24/7 hotline – 929-352-6870 – at any time. If you have any issue reaching that number, feel free to call me directly at 203-314-1450 or email bnwolff@gmail.com.

We are holding a meeting to discuss our plans on Wednesday, May 15th, 2019 @ 6pm at 2038 Bonnycastle Ave #B (Chichester side entrance of house), Louisville, KY 40205. At this meeting, I'll explain my proposal and answer any questions you might have.

Sincerely,



Ben Wolff
203-314-1450
bnwolff@gmail.com

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JUN 17 2019

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DESIGN SERVICES

19-CUP-0013

Parcel Address	Owner Mailing Address
2036 Bonnycastle Ave Louisville, KY 40205	Fletcher Curry 2131 Bonnycastle Ave Louisville, KY 40205
1610 CHICHESTER AVE PATRIOT, HOMES LLC	PATRIOT HOMES LLC 999 HARMONY LANDING RD GOSHEN KY 40026
1614 CHICHESTER AVE WILSON, TERRY	WILSON TERRY E 1614 CHICHESTER AVE LOUISVILLE KY 40205
2034 BONNYCASTLE AVE WELCH, LINDA C & WELCH ETHEL	WELCH LINDA C & WELCH ETHEL C 2034 BONNYCASTLE AVE LOUISVILLE KY 40205
2030 BONNYCASTLE AVE OPPEL, SUSAN L	OPPEL SUSAN L 2030 BONNYCASTLE AVE LOUISVILLE KY 40205
1603 CHICHESTER AVE COWLEY, WILLIAM E JR & MARY D	COWLEY WILLIAM E JR & MARY D 1919 STRATHMOOR BLVD LOUISVILLE KY 40205
1607 CHICHESTER AVE BOARMAN, BERTHA ELOISE	BOARMAN BERTHA ELOISE 1607 CHICHESTER AVE LOUISVILLE KY 40205
1609 CHICHESTER AVE HOWARD, DAVID J	HOWARD DAVID J 1702 OXFORD CT GOSHEN KY 40026
1615 CHICHESTER AVE THOMAS, CATHERINE M	THOMAS CATHERINE M 1615 CHICHESTER AVE LOUISVILLE KY 40205
2106 BONNYCASTLE AVE BENNETT, CARROLL W & KARIN D	BENNETT CARROLL W & KARIN D 2106 BONNYCASTLE AVE LOUISVILLE KY 40205
2110 BONNYCASTLE AVE MYERS, DOUGLAS B	MYERS DOUGLAS B 2110 BONNYCASTLE AVE LOUISVILLE KY 40205
1589 PARSONS PL Apt 1 SHEWMAKER, PROPERTIES LL	SHEWMAKER PROPERTIES LLC 12301 FOREST SCHOOL LN LOUISVILLE KY 40223

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Parcel Address	Owner Mailing Address
1584 PARSONS PL RUIZ, ELOY A	RUIZ ELOY A 1584 PARSONS PL LOUISVILLE KY 40205
2033 BONNYCASTLE AVE HARTLAGE, TODD D	HARTLAGE TODD D 1003 N ROSE ISLAND RD PROSPECT KY 40059

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19-CUP-0013

May 15th, 2019
6pm EST

2038 Bonnycastle Ave
Louisville, KY 40205

2038 Bonnycastle Ave STR CUP - Neighborhood Meeting Attendees

- Mary Bone
- Linda Welch
- Ethel Welch

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Ben Wolff <ben@blinkdata.co>

2038 Bonnycastle neighborhood mtg letter + bedroom photos

Ben Wolff <ben@blinkdata.co>

Mon, May 20, 2019 at 1:46 PM

To: "Jones, Beth A." <Beth.Jones@louisvilleky.gov>

Neighborhood Mtg Minutes (taken by my local handyman / emergency contact - Michael Hogan):

Arrived at Bonnycastle for the scheduled neighborhood meeting.

1 lady walked up with an arm load of paperwork.

2 other ladies showed up shortly after. 1 left after a short time due to back issues.

I spoke with the 2 ladies and attempted to answer their questions, to the best of my ability.

The 1 with the aforementioned paperwork was Mary Bone. She is the one who was most concerned with the passing the recent ordinance concerning Airbnb's in the area, I do not remember the other lady's name. She lives next door and knows the owner(s) of the property.

I answered all of the meeting attendee questions regarding noise control, the ordinance change, your pet policy, etc. The only other notable concern was for the limited parking availability, which was from the next door neighbor. We seemed to address this concern by discussing the good-size driveway plus street parking.

All-in-all, I think it ended on a good note. They appeared to have all their questions answered, with exception to the ordinance issue. They seemed pleased and reassured when I told them that I am retired law enforcement and live about 15 minutes away.

[Quoted text hidden]

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