

NAME

ADDRESS

Cheryl Fusselman	1325 S Brook St
Shauna Masaraca	1320 S Brook St
Michael Masaraca	1320 S. Brook st.
Jacqueline Smith	1328 S Brook St
Duncan Smith	1328 S Brook St
STEVE RODGERS	1332 S. BROOK ST
JULIE RODGERS	1332 S. BROOK ST

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Case # 16CUP1065 Neighborhood Meeting Attendance and Minutes

12 nearby property owners were invited by mail to attend a neighborhood meeting at 7:00pm November 14, 2016 at 1324 S. Brook St., Louisville, KY 40208 to discuss case # 16CUP1065.

Of the 12 invited, 7 did not respond in any way and did not attend the meeting.

One owner inquired by email about our plans prior to the meeting. After we explained via reply email, he gave no opinion regarding the plans and did not attend the meeting.

Meeting attendees:

1. Cheryl Fusselman, 1325 S. Brook St.
2. Michael and Shauna Musaraca, 1325 S. Brook St.
3. Duncan and Jacqueline Smith, 1328 S. Brook St.
4. Stephen and Julie Rodgers, 1332 S. Brook St.
5. Jeff and Linda Ross, 1324 S. Brook St, permit applicants

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At the start of the meeting, Jeff Ross explained the purpose of the meeting and the permit application, including intentions of using the 3<sup>rd</sup> floor space and a carriage house currently in the design phase for short-term rentals.

One owner came to the meeting in support of the plan and indicated her own intention of applying for a permit so she can use Airbnb as well.

Three owners came to the meeting and objected to the plan for various reasons. Those objections are noted below along with Jeff's response to them.

*Objection 1:* We don't know anything about the people who would be staying at the house, so it is unsafe to have them here.

*Reply:* Airbnb allows us to screen all guests and approve or deny their requests to stay here. We can read reviews that previous hosts have left about them following their stays at other Airbnb locations. We can ask them questions about their purpose visiting, plus any follow-up questions. If we are uncomfortable with them as guests, we have the option of denying their request. We would not approve any request we thought to be unsafe.

*Objection 2:* Only people coming in to town to party and socialize use Airbnb. Business people don't use it.

*Reply:* This is simply untrue. The people who use Airbnb travel for just as many reasons as those who choose to stay in hotels. They prefer a more personal, local, home experience than a typical hotel experience. All of our guests have been extremely courteous, professional, and respectful of us, our house rules and our neighbors. Our house rules clearly state that there are to be no parties on the property and no outdoor activity that could disturb any neighbor. Airbnb rules allow us to remove immediately anyone who violates our house rules.

*Objection 3:* It's only people in Old Louisville wanting to rent out part of their homes through Airbnb. It doesn't happen in other parts of the metro area like Jeffersontown.

*Reply:* Untrue. Any search of Airbnb will show hundreds of homes around the metro area in all parts of the region listed for use.

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*Objection 4:* Having people here will cause late night disruption as people come and go at all hours and outdoor lights come on and off.

*Reply:* There has been no occurrence of neighbor disruption with the guests we have had. We always keep outdoor entrance lights on at night for security purposes, even when there are no guests at the house, so having additional guests does not change that in any way. We ask all of our guests to enter through the back door facing the alley which in no way disturbs neighbors on either side of us. With most guests here for business, they are not coming and going in the middle of the night.

*Objection 5:* Neighbors won't know who should and should not be at our house at any given time.

*Reply:* This is true, just as we do not know who should be at all of my neighbor's houses at any time, nor is it any of our business. If anyone sees someone breaking a law, they should report it, just as we would.

*Objection 6:* Having guests will infringe on the parking available.

*Reply:* We have 2 parking places available at the back of our property by the alley that guests are welcome to use. With an empty lot across the street, we also almost always have several parking places available on the street. There is room for two cars in front of our house that we do not use since we park off the alley. Street parking for 1-2 guests has never been a problem for us in our time living here, and with the alley parking available as well, guest vehicles will not infringe on neighbors' parking ability. Most of them have their own garages or alley parking available, anyway, and use that rather than the street. Following the neighborhood meeting, I took photos of S. Brook Street from in front of our house both looking north and south for the period from November 16, 2016 through January 5, 2017 with photos for most of those days from morning before I'd go to work as well as a late afternoon photo when I returned home from work, and a later evening photo after dark. These are included as a separate document.

*Objection 7:* Neighbors have small children and would not feel safe with strangers around.

*Reply:* We have grandchildren that stay at our house every week and would never have anyone as a guest that we felt unsafe around for any reason. See objection #1's reply about our screening of guests.

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