

Request to deny 17CUP1113

1267 & 1267(R) Willow Avenue

First encounters with Short Term guest encroachment

Beginning in 2014 there was a ever increasing rise in the encounters with vehicles and pedestrians entering my property from the front and rear entrances of my shared driveway. There were taxis, private vehicles and buses picking up and dropping off strangers who were later determined by me to be staying at the Main House and Carriage House at 1267 Willow Avenue. Often the guests would start on Willow and walk or drive through my driveway and backyard to access the Carriage House at 1267 (R) Willow.



I'm a patient person but I finally had to locate the property owner and request his cooperation on Saturday, June 13, 2015.

Saturday 10:14am

Good morning, Bob. I have a request. Your guests this weekend have to go around three houses and through two alleys to get from your carriage house to Willow Ave. Human nature being what it is when the temperature is in the nineties, some opt to take the shorter route between our house and Rosemary's. My request is this. Please open your gate next to the carriage house and also open an access next to the main house for your guests to get from the alley and the carriage house to Willow Ave via the shortest route through your yard. The better access for your guests would be welcome to all concerned. Please. And thank you. Jamie
20 hours ago



Hi, Jamie. Sorry I'm just seeing this on Facebook. I don't check the messages here often, and don't have them forwarding to my phone or email. So, please feel free to reach me any time via my email: bob@woehrle.com. Or, of course, call or text if ever needed: 502-419-3996.



Regarding the access - I'm sorry this is happening - and I'm going to study the scenario of who would need to go that way. I'm guessing that it may be tied to the fact that the Carriage House door faces the alley. The gate I have next to my garage is available to them, they could go through the back yard and use the gate that goes into my other neighbors driveway. (the driveway in-between my house and red brick rental house).



I can definitely give that direction, but fear that once they hit the alley it may be tempting for them to still head toward Bardstown Road via the alleyways. One idea is this: I could prominently display a sign at the Carriage House door that says: Directions for reaching Bardstown Road and includes a map showing that your driveway is private property and is NOT to be used to access Willow Avenue. I've already started stating that in the pre-arrival info, but I think this would be a good addition.



I also can explore sending them through my garage - it's just a trickier scenario as it's pretty with my car and storage ... but will review. Hope these sound like a good plan of action?



One less attractive option, but one you might appreciate for other circumstances would be to place a sign at the back of your driveway (visible once you turn into your driveway from the alley). It could say something to the effect of "PRIVATE PROPERTY. NOT TO BE USED FOR PEDESTRIANS OR VEHICLES." I would be happy to cover the costs for this if you and Rosemary think it would help. Please let me know your thoughts. And, I really appreciate you letting me know any and all concerns like this. I want to always be a good neighbor, both when I'm in town and out of town. Bob
a few seconds ago

Thank you for your reply, Bob. I'll share these ideas with Rosemary and get back with you. Jamie
Chat Conversation End

Applicant and his Personal Assistant say he lives in Louisville He says he moved to California and his Face Book page says LIVES IN SAN FRANCISCO, CALIFORNIA

The screenshot shows the Facebook profile of Robert Woehrlé. The profile picture is a man in a white shirt. The cover photo is a blue-tinted image of a person's silhouette. The name 'Robert Woehrlé' is displayed, with '(Animal)' below it. The 'About' section lists 'Founder at NewPanda', 'Lives in San Francisco, California', and 'From Louisville, Kentucky'. A post from March 24 at 7:36pm shows a photo of the man with the text: 'I am no longer accepting the things I cannot change. I am changing the things I cannot accept.'

The screenshot shows a permit application form for Planning & Design Services. The form includes the following information:

- Project Information:**
 - Short Term Rental Address(es): 1267 Willow Avenue 40204
 - Existing Zoning: R5B Existing Use: 2 family
- Owner:** Check if primary contact **Host (if not owner):** Check if primary contact
- Name:** Bob Woehrlé **Name:** Carolyn Wolf
- Address:** 1267 Willow Ave **Address:** 8212 Kimberly Way
- City:** Louisville **State:** KY **Zip:** 40204 **City:** Louisville **State:** KY **Zip:** 40291
- Primary Phone:** ~~402-002-9000~~ **Primary Phone:** 502-291-0841
- Alternate Phone:** 502-419-3996 **Alternate Phone:** _____
- Email:** bob@woehrlé.com **Email:** Carolyn@onthegopa.com
- Owner Signature (required):** [Signature]

The form also includes a 'RECEIVED' stamp dated DEC 18 2017 from PLANNING & DESIGN SERVICES. At the bottom, it says 'STR Conditional Use Permit Pre-Application - Planning and Design Services' and 'Page 1 of 2' with handwritten numbers '17' and '1113'.



Certificate of Land Use Restriction

Name and Address of Property Owners

Robert (Bob) Woehrl
1267 Willow Avenue
Louisville, KY 40204

Address of Property

1267 Willow Avenue
Louisville, KY 40204

Name of Subdivision or Development (if applicable)

Cherokee Triangle

Deed Book and Page of Last Recording:

6729/950

Tax Block and Lot number:

0756/0083

Planning Commission Docket Number:

17CUP1113

Type of Restriction

Zoning Map amendment

Conditional Zoning Condition

Development Plan

Subdivision Plan

Variance

Conditional Use Permit

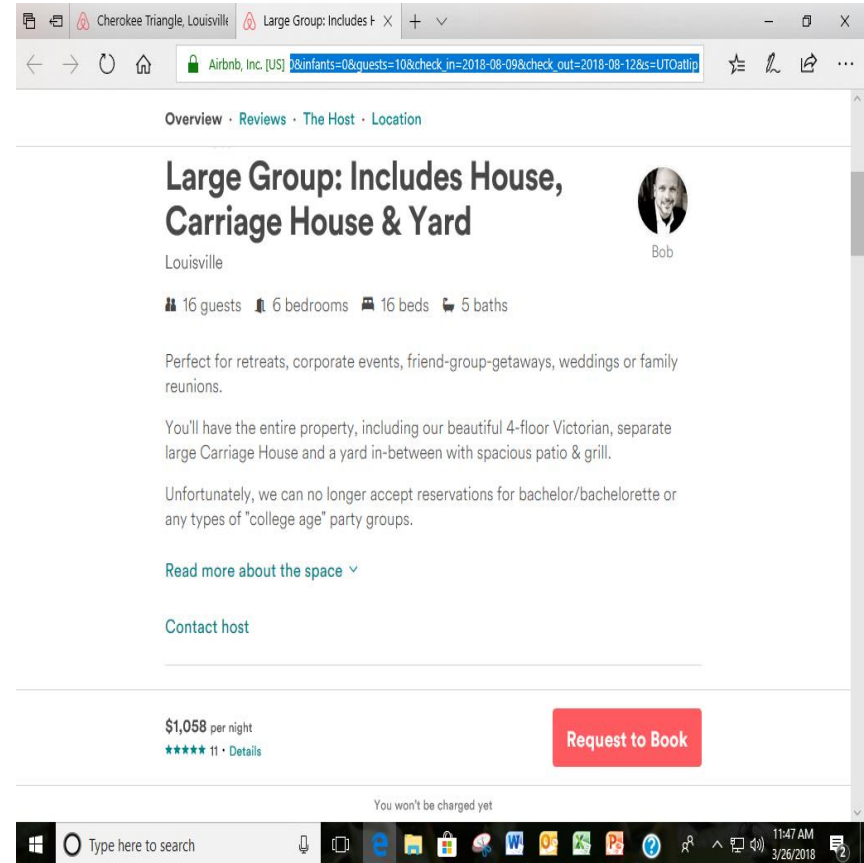
Other _____ Specify

Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

Applicant joined various rental platforms in April 2014

- Airbnb
- www.airbnb.com/rooms/2730136



VRBO

<https://www.vrbo.com/584957>

HomeAway.com, Inc. [US] <https://www.vrbo.com/results?pets=false&q=Louisville%2C+KY&>

Louisville, KY, USA 03/29/2018 04/01/2018 8 guests

Any Price Any Bedrooms More Filters

\$2,000 per night

Viewed 22 times in the last 48 hours

Victorian charm meets ultra-hip: consistently voted as Louisville's best rental

2.7 mi to Louisville center
6 BR House | 4 BA | 3000 sq. ft. | Sleeps 12

Exceptional! 5/5
\$895 per night ★★★★★ (20)

Fabulously located 4 BR 3 BA home in upscale Louisville KY neighborhood

4.2 mi to Louisville center
4 BR House | 3 BA | 3000 sq. ft. | Sleeps 8

Map: Search when I move map

Windows Taskbar: 11:50 AM 3/26/2018

HomeAway.com, Inc. [US] <https://www.vrbo.com/584957>

Overview Amenities Reviews Map Photos Rates & Availability Share Heart

Book Online or call HomeAway
Booking Assistance
888-640-7927

\$895 per night

Your dates are **Available!**

03/29/2018 04/01/2018

8 guests

Total **\$3,246.95**
Includes taxes and fees View details

24 hour confirmation

Request to Book

Ask Owner a Question Feedback

Windows Taskbar: 11:52 AM 3/26/2018

willowavenue.com


willowavenue.com

willowavenue.com/



Welcome to Willow! Thanks for sharing your visit with us. Here are some basics, and please be sure to let us know if you need anything at all.

TWO GREAT HOMES. ONE ADDRESS.

If you booked the Main House:
Faces Willow Avenue, the main street. Front door is right up the stairs.




If you booked the Carriage House:
The front door is on the alley which is directly behind the main house. Drive around to one of the alley entrances and you'll find it. Two story structure with dark green garage doors and a front door facing the alley.



Windows taskbar: Type here to search, 11:55 AM 3/26/2018

willowavenue.com

willowavenue.com/



to access carriage house: Take alleyways (in red here) & look for the 2-story structure. There's another alley entrance off of Longest.

parking - carriage house: in alley alongside (parallel to) garage or on street

main house

carriage house

warning: the small driveway next to the house is the neighbors' ... so, no stopping in, parking in or blocking that entrance.

parking - main house: anywhere on street

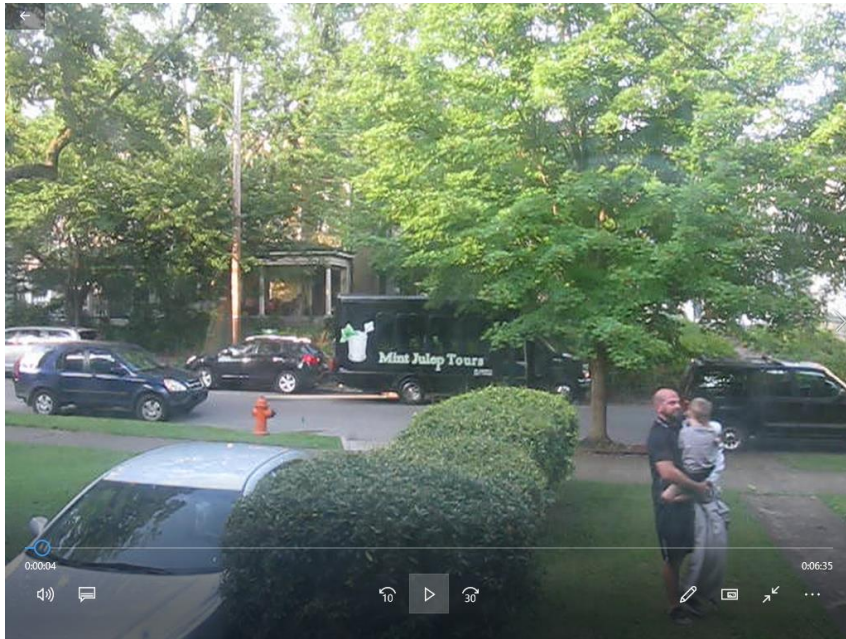
MAP IT!

Windows taskbar: Type here to search, 11:55 AM 3/26/2018

Things Mr. Woehrle promotes through his platforms

- VRBO: Be sure to plan to schedule a Distillery Tour ... you can sample bourbon at restaurants within blocks and plan day-trip visits to some of the most famous distilleries such as Maker's Mark, Woodford Reserve and more. The list is too long to mention here, but don't forget to add the Louisville Slugger bat factory, Muhammad Ali Center, Museum Row, Belle of Louisville Steamboat cruise ... just ask us for suggestions or help planning the perfect visit.
- **Cherokee Triangle House Accommodation and Amenities**
- **Property Type:**
- house
- **Meals:**
- Catering available
- Breakfast - Booking Possible
- Lunch - Booking Possible
- Dinner - Booking Possible

Tour buses and catering wagons block street and driveway

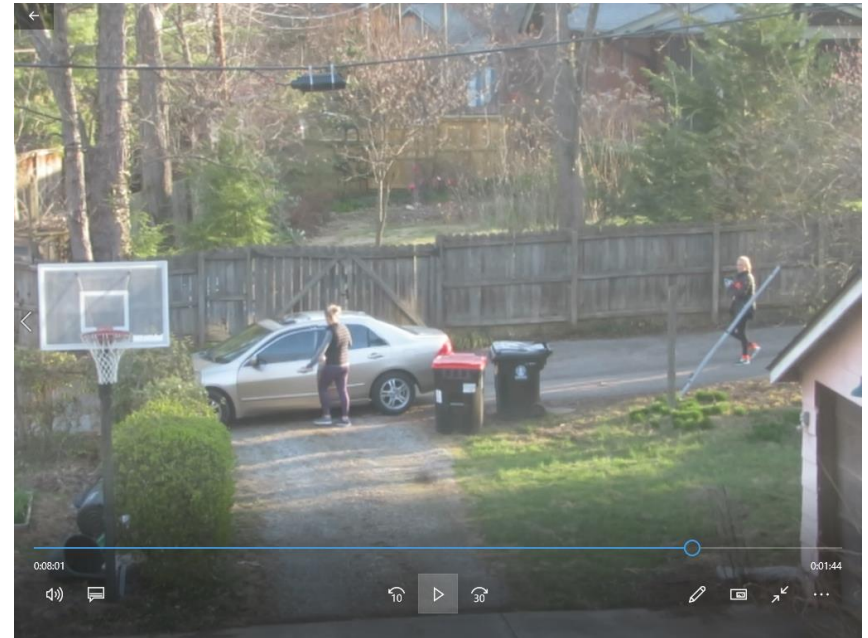


Applicant and his Property Manager/Personal Assistant fail to control guests or employees



Although long term renters become “neighbors”, that doesn’t mean they are considerate

- Although the property owner, Bob Woehrle and his Personal Assistant, Carolyn Wolf maintain the Carriage House guest is a long term renter through “at least July 31, 2018” the property location and use continues to be a problem for me.
-
- The woman parked her car in front of the driveway, blocking it. I started a video recording and called LMPD non-emergency at 574-7111 and reported the blockage. Shortly after calling LMPD two women returned to the car and drove off. I immediately called 574-7111 to cancel the call for response.



I urge BOZA to deny applications from Robert Woehrle for any STR on Willow Avenue

- For four years Bob Woehrle and his Personal Assistant have failed to control guests
- They have misrepresented the facts in applying and withdrawing applications
- The property is still being advertised and offered as has been the case since the Metro STR Ordinance became effective August 1, 2016
- They have shown they are irresponsible, unreliable and only interested in operating a commercial operation in our residential neighborhood
- Twenty-two of the twenty-three attendees at the Neighborhood Meeting held on Valentine's evening adamantly oppose the STR in our neighborhood
- An audio recording of the meeting is available that will refute the minutes submitted by the applicant/personal assistant

**The MP3 file is 1 hour and 54 minutes of the Neighborhood Meeting
The recording is provided on a 16G Lexar flash drive
along with other files**



180214_0723.MP3

17CUP1113 Notes from Neighborhood Meeting at 1267 Willow Avenue on 2/14/2018
Recording is approximately 1 hour and 54 minutes in duration.
Comments can be heard by advancing recording to location marked hour, minute, second.

E.g., H ‘, “ 1 H 15’ 22”

represents 1 hour, 15 minutes 22 seconds into the recording

10’32” Bob Woehrl states he moved to California

17’30” Bob asked for attendees to vote for or against his STR being in the “hood”

22 oppose, 1 abstained

33’38” BW wants to maintain house in case he returns to Louisville

37’56” BW states his application 17CUP1113 covers both 1267 & 1267 (R) Willow Avenue (Main House and Carriage House)

39’17” BW says the property “is not a business for me” and it is “income producing for sure; pays the bills”

42’52” Attendees condemn the “complaint driven ordinance” as a burden to so many People (neighbors, MetroCall, P&DS, C& E, LMPD, etc.)

48’00” Bob says we (neighbors) are his management team (this outrages us)

52’08” to 53’30” Bob claims repeatedly that “I have not been informed” of your Experiences (actually he acknowledges years of feedback from several of tier 1)

55’00” BW suggests not all of my complaints have been about his guests yet he never responded to any complaint other than to acknowledge the complaint and say he talked to the guests (they did not deny)

1 H01’37” Carolyn Wolf, Bob’s Personal Assistant, offers to send us minutes of the Meeting but she does not, only sending a deficient, deceitful version to P&DS

1H02’44” CW states the last rental was in early December 2017 so she admits renting in Violation of the Louisville Metro Short Term Rental Ordinance (BW & CW applied three times for permits; first as an owner occupied STR, then 1/20/2017 via 17CUP1002 which they withdrew, and now 17CUP1113 filed in December

1H05’00” CW claims she is “not official” for Bob’s operation but she is registered with The Kentucky Secretary of State as On The Go Personal Assistants LLC since 2012 and has signed as Representative on the application for 17CUP1002 on 1/12/2017 which was later withdrawn prolonging the time for neighbors to meet to address the problems with the owner before getting to a BOZA Hearing

1H06'05" Bob says he did not know all this was going on

1H10'00" Carolyn Wolf says she did not receive the Cease and Desist Order from P&DS.

Lacey Gabbard of Planning & Design Services sent me an email on October 27, 2017. Here is what Lacey Gabbard wrote, "The owner of 1267 Willow Ave has obtained legal counsel, and all parties are aware that there is a cease and desist order on that property for short term rentals. With the added influence of the owner's legal counsel, the short term rental of this property should cease now, if it hasn't already, until they reach a final resolution."

1H28'06" BW says he wants to hear from neighbors. He is insincere.

1H34'52" When asked why the application 17CUP1002 was withdrawn both BW and CW said they did not "recall"