

Property Address:
307 Hillcrest Ave
Louisville KY 40206

Owners/Applicant:
Matthew and Rachael Smith

We purchased the home in 2017. Rachael grew up on the street and her parents, Mike and Linda currently live on Hillcrest and love the neighborhood. We use it as a personal 2nd home for approximately 3 months during each year in which time we like to come back and keep adding value to the home. The times that we are not using it would be listed as a temporary short term housing through Airbnb. The home is a Single Family home (all space is rented), 3 bedrooms, 1.5 bath house with an occupancy not to exceed 7 persons.

Rachael sells Real Estate in Big Bear Lake, CA as well as manage 7 investment properties of the family. Matthew raises our children as well as manage 7 investment properties of ours.

Mike and Linda Ghrist live down the street and are the contact for the property in addition to Matt and Rachael.

Rachael and Matt Smith

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September 1, 2018

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Council Person for District. The Metro Council Person is Bill Hollander for District 9.

Rachael and Matthew Smith submitted a development proposal to request a Conditional Use Permit for 307 Hillcrest Ave. The case no. is 18CUP1101. The CUP will allow for this address to be used as a short term rental through Airbnb.com.

In accordance with the procedures of Louisville Metro Planning and Design Services, you are invited to discuss this proposal with the developer while the application is filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

Friday October 26th at 6PM.
307 Hillcrest Ave
Louisville, KY 40206

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

Sincerely,

Matthew and Rachael Smith

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18 CUP 1101

Meeting Minutes

Attendance

A meeting of Cal-tucky Trust was held at 307 Hillcrest on October 26. Attendees included Matthew Smith, Linda Ghrist, Miriam Cole, Robert and Emily Dean. Members not in attendance included Rachael Smith

Meeting Agenda

Introduction - Matt introduced himself and family to the meeting attendance.

Hillcrest Rental - History of our family and why we purchased the house. Rachael grew up on this street and her family still lives here. We live in CA and nice to have a 2nd home on the street where our family lives in KY. We visit often, stay at the house for 2-3 months a year. Decision to use as airbnb rental when we are not in KY.

Comments

Linda - No comments

Miriam - Asked if there had been issues with house.

Matt mentioned when neighbor complained about smoke smell we contacted guests asking them not to smoke out back. We also made note on Airbnb that the property was non smoking and added non smoking signs to the house. We also offered to build a fence between the properties.

Neighbor - Does not like that we are using house as Airbnb. Complains that she does not feel comfortable living next door to a house which has people at it regularly that she does not know. She believe every guest is just here to party.

Matt offered to build a fence in the backyard to help with any privacy concerns.

Assured neighbor that we have a personal connection to the house and take necessary steps to ensure we have high quality renters, and are hands on with property. Our family lives here and interacts with the guest as needed just as if we were present. Recommended neighbor interact with guests as they have all been respectful of the house and neighborhood, with no real complaints from anybody about noise, parking, or other specific issue.

Adjournment

The meeting was adjourned at 6:42pm.

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November 6, 2018

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Council Person for District. The Metro Council Person is Bill Hollander for District 9.

Rachael and Matthew Smith submitted a development proposal to request a Conditional Use Permit for 307 Hillcrest Ave. The case no. is 18CUP1101. We previously held a neighborhood meeting Oct 26, 2018. The meeting notes from that meeting will be submitted as well however due to an error some were not invited.

The CUP will allow for this address to be used as a short term rental through Airbnb.com.

In accordance with the procedures of Louisville Metro Planning and Design Services, you are invited to discuss this proposal with the developer while the application is filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

Thursday December 20th at 6PM.
307 Hillcrest Ave
Louisville, KY 40206

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

Sincerely,



Matthew and Rachael Smith

18 CUP 1101

Notes meant for the meeting:

My name is Rachael Smith. This is the neighborhood meeting for application for CUP to use as a rental property. You were invited today because you live near the home or are listed as neighborhood group representatives.

About Me:

I grew up on the street at 213 Hillcrest Avenue. I went to school at Barret Traditional Middle, Louisville Male High School and Graduated from the University of Louisville with a Management and Marketing Degree. I moved to California 12 years ago and purchased the home in 2017 to use as both a 2nd home for my family, visiting nearly 3 months a year and to use as an Airbnb. I am a Real Estate Broker in California assisting clients in buying and selling investment properties to use on platforms like Airbnb. I have other long term investments in St Matthews and a short term investment property in Big Bear. We additionally purchased land in Joshua Tree and are in the process of building a campground. My husband Matt is the primary caretaker for the girls (Addie and Cali 3 and 4) and co manages our rental properties with me.

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About the House:

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I chose this house for many reasons:

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#1 - I grew up on the street, my parents live 8 houses away and when I visit I can easily see them.

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#2- I love the street, neighborhood and the culture of Crescent Hill.

#3- Back to my parents, they are in close proximity and have been the property managers with the quickest access to the home if anything were to happen.

About our systems:

My Mother, Linda Ghrist is the property manager. Any issues that come up she walks over to help assist. She is retired and has the time and means to do so. My Brother Brandon Ghrist cleans the yard. My father and Father-in-law are there for any maintenance the property needs. My Mother In Law Fran Smith makes cookies for any guest that will be visiting. Our close family friend Anne Washburn cleans the home.

I have rented the home as when I applied for the permit I received some sort of approval so thought that was 'approval' We held a neighborhood meeting in Oct that wasn't official as the rep hadn't sent the letter out to Neighborhood Representatives. I received a notice in Oct/Nov about not being allowed to rent and 2 weeks to stop. We deactivated the listing immediately and have continued thru the process since. Our calendar is blocked indefinitely at this time.

I want to start by opening the floor to anyone that has questions or concern. I want to preface by saying that for many of you I understand each and every position that you may come with and I understand my own point of view. I know we may not get to common ground but we are doing what is legal and only what 15% of the Airbnb listings are even doing (trying to be legal). If there are any comments please state your name, question/comment, then allow me to respond. Let's begin.

ng Attendance Sheet

Name	Street Address	Zip	Phone	Email
RICHARD SMITH	307 Hillcrest Ave	40206	909.744.2190	richard@dividersold.com
FRAN SMITH	9211 Springbrooke	40241		fran.smith.ky@gmail.com
PAUL SMITH	" " "	"		PaulSmith.ky@gmail.com

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Meeting Minutes

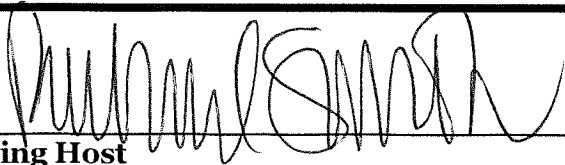
Attendance

A meeting of Cal-tucky Trust was held at 307 Hillcrest on December 20, 2018. Attendees included Rachael Smith, Paul and Fran Smith (co hosts).

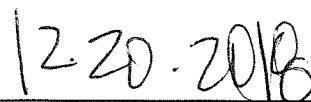
Meeting start time 6:00 PM

The meeting was adjourned at 6:47pm resulting in no one showing.

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Meeting Host



Date of approval