
227 E Ormsby Ave - 26-Variance-0004, BOZA 4/20/26

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To Watson, Drake <Drake.Watson@louisvilleky.gov>

Cc 'David Faulkner' <ronalddavidfaulkner@gmail.com>

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227 E Ormsby Ave - -26-Variance-0004

BOZA 4/20/26, item 6, 26-Variance-0004, CM Drake Watson

Owner perpetually ignores applicable ordinances and regulations. He took ownership of the house in December 2020 and since then I can point to evidence that he has engaged in non-permitted activities.

The evidence:

- 4/18/2022 – owner/host listed the house for short-term rental without a permit or license.
- 7/5/2022 - listing had not yet been removed.
- 10/2022 - the listing for a 5-bedroom house for 12 guests was finally changed to a midterm rental of 30 days minimum : now permitted.
- 4/18/2024 - Non-permitted Aluminum tubing taller than permitted fence had been installed around the front of the property without approval. It was reported to Landmark. To date it is still in place and subject of this 25-I believe it became subject matter at the Old Louisville ARC build around the front yard; it is still in place at the original height and subject of the request to grant of this 26-Variance-0004.
- 4/14/2026 The newest violation was documented by a real estate sales listing. property is offered functionally as a 2-unit residence, where the 3rd floor apt is listed as a potential rental income. That is not permitted for two reasons:
 1. property is located within TNZD and therefore one of the units must be at least 2450 ft² in size : not likely as the 3rd floor apartment would only be in total of 400 ft²
 2. there is no separate or egress or entrance to the 3rd floor and therefore not permitted as a rental unit: clear violation of the fire code.
- I strongly request that the variance to the taller than permitted fence be denied.

Because I am not certain whether I'd be able to object in person: I will try.