

December 6, 2016

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Owner: Address
Name
Address
Address

Re: Conditional Use Permit Application for 1938 Bonnycastle Ave.
Pre-Application Meeting on Sunday, December 18, 2016 at 4:30 p.m.

Dear Neighbor:

My name is Andrew Noland and I am part-owner and manager of 1938 Bonnycastle, LLC which owns the house at 1938 Bonnycastle Avenue. This letter is to let you know that we have filed a pre-application for a Conditional Use Permit to operate 1938 Bonnycastle Avenue as a short-term rental property. That means guests will rent the house for a few days at a time rather than a year or more as in a traditional lease. This should be a benefit to Louisville and the Deer Park neighborhood by allowing us to showcase the best parts of our city to visitors, and help local businesses.

We will encourage guests to visit local shops and restaurants while they are in town, benefitting this neighborhood and our small business owners, shops and farmer's markets. Also, an advantage of the short-term arrangement is the owner's right to make guests agree to house rules before their stay, and publicly review their guests. This gives renters strong incentives to be responsible, quiet tenants and good neighbors. We will maintain clear rules and be selective in choosing guests who will be respectful of our home and the surrounding neighborhood. We will also keep up with regular maintenance and landscaping to make sure the property is well maintained.

In accordance with procedures of Louisville Metro Planning and Design Services, we are inviting adjoining property owners and neighborhood group representatives to discuss the Conditional Use Permit before the formal application is filed. There will be a public meeting on Sunday, December 18, 2016 at 4:30 p.m. to discuss this proposed project. The public meeting will be held at 1938 Bonnycastle Avenue, Louisville, Kentucky 40205, and we encourage you to attend. This meeting will give you the opportunity to discuss the proposal with me and share your thoughts if you desire. The meeting will be held in addition to the established public meeting procedures of the Louisville Planning Commission and/or the Board of Zoning Adjustment.

Thank you for your time and consideration. If you have any questions, please feel free to email me at ANoland.Lou@gmail.com.

Sincerely,

Andrew Noland, Manager, 1938 Bonnycastle, LLC
3003 Ledgebrook Court
Louisville, Kentucky 40241
ANoland.Lou@gmail.com

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1938 Bonnycastle, LLC

Short-Term Rental Conditional Use Permit

Neighborhood Meeting Information:

Date and Time of Neighborhood Meeting: Sunday, December 18, 2016 at 4:30 p.m.

Neighborhood Meeting Notice: See copy attached. Sent by mail on December 6, 2017 to the property owners attached to this summary.

List of APOs and neighborhood group representatives who received the meeting notice: All first and second-tier adjoining property owners listed on the attached address sheets, plus additional neighborhood representatives contacted by Louisville Metro Planning and Design.

Neighborhood Meeting Attendance Sheet: No one attended the neighborhood meeting.

Summary of the Meeting: No one attended the meeting. I received a text message from a neighbor saying he could not attend but he supports the proposed plan for the property.