

December 28, 2018

Jon Crumbie, Planning & Design  
444 S. 5th St  
Louisville KY 40202

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To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 8 District.

Rose Moon LLC plans to submit a development proposal to request a conditional use permit for the duplex located at 2047 Sherwood Avenue, Louisville, KY 40205.

The proposal is to request a conditional use permit for short term rentals.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss the proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with Steve and Deborah Gill and representatives of Rose Moon LLC. The meeting will be held in addition to the established public meeting procedures of The Board of Zoning Adjustment.

**The meeting will be held on**  
**Saturday, January 12<sup>th</sup> at 11AM**  
**Highlands/Shelby Park Library**  
**1250 Bardstown Rd**  
**Mid City Mall**

At this meeting, Steve and Deborah Gill and representatives of Rose Moon LLC will explain the proposal and then discuss any concerns you have.

We encourage you to attend this meeting and to share your thoughts.

2047 Sherwood CUP Project: Neighborhood Meeting

Saturday, January 12, 2019

1250 Bardstown Rd, Mid City Mall Library

Call to Order 11:15 am

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JAN 18 2019

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There were 5 people in attendance including the two representatives of Rose Moon LLC, Steve and Deborah Gill. The remaining three guests in attendance received a notice from the BHA in reference to the meeting. They were not first or second tier neighbors, but they did reside in the Bonnycastle area. The first guest arrived and was greeted at 10:45 am and the meeting call to order time was delayed until 11:15 am to allow any latecomers to arrive. It was noted by one of the guests that the turnout may be low due to the snow that arrived overnight. Although the roads were clear, Deborah explained that there were going to be two meetings for this CUP anyway, as the first meeting notification had a possible lag due to the holidays.

The guests were very familiar with the CUP being applied for and were there to voice the following concerns:

1. "CUP Permits follow the property and not the owner". The main concern was that a CUP permit is thought to be too broad of a permit, possibly allowing the property to become any business it wants. As the representatives of Rose Moon LLC explained, they are in the business of renting homes. No other use of this property would be entertained other than as a rental. The guest cited the permit would allow possible future use of the home as a halfway house for drug addicts. It was suggested that a possible solution to this problem would be to allow short term rentals without a CUP. But until that happens, a CUP is needed in order for a property management company or landlord to rent out a home for under 30 days.
2. "CUP Permits are being granted to out of state owners who have no ties to or love for the Louisville area except as an income stream". Rose Moon LLC is a local company with local people who have all been in the business of renting property for well over 20 years. Steve and Deborah have personally been involved with hundreds of single family home rentals as well as apartment complexes, new construction and neighborhood development. Because of the beauty of the home at 2047 Sherwood Avenue and the integrity of the neighborhood, it is in the best interest of all involved to heavily monitor this home with short term rental type of clients.
3. "Many owners of properties with short term rentals are listing their housekeeper or some other person as living in the home so as to avoid having to get an official CUP Permit". This is definitely a concern, but does not pertain to this property. We are going through the correct channels by pulling the proper permits.
4. "There should be a limit as to how many permits are issued. There are too many 'Airbnb-s' as it is." The laws of supply and demand don't actually pertain to business permits, it is the ability of someone to run a business or the saturation of the markets that ultimately decides this.
5. "Neighbors should not have to police property". While as none of the guests in attendance live within the one to two tier area of the property, they were concerned that the neighbors who do

live near the property would have to police any issues that might arise from a tenant. It was explained that issues do arise from time to time, whether it is a homeowner or a tenant, and that with short term rentals, the process of physically removing a bad guest takes minutes and not months (as in the case of a long term tenant), and that you can't remove a bad neighbor. In the case of short term rentals, the landlord is able to add precautionary items such as video surveillance and decibel alarms. Additional precautions are taken such as professional screening, house rules, and personally meeting potential guests which will help to deter or eliminate potential problems. Short term renters are 99% professionals in their fields who have credit cards on file for damages incurred and who do not want to cause any problems for fear that it will jeopardize their good name.

6. "This is a nice home and we want homeowners or long term tenants not short term tenants". It was agreed that this is a nice home, not just nice ... very nice. Which is the reason why the additional steps are being taken to make it a short term rental. Short term rentals can be monitored, cared for, professionally cleaned and kept up, rented for shorter terms to higher income tenants and always show pride of ownership which enhances a neighborhood, unlike a home that is rented to a long term tenants on fixed budgets, generally who have poor credit and do not care about the neighborhood or the upkeep of the property.
7. "Who will join the neighborhood groups to do good deeds in the neighborhood such as planting trees?" Two of the guests were concerned that short term renters or their landlord would not make efforts to involve themselves in community activities such as planting trees, going to the soup and salad events, and other neighborhood events.
8. There seemed to be two different viewpoints on how a CUP permit would affect a subsequent sale. The first concern was that it would bring down the value of a home trying to sell because no one would want to buy a home that was next to a CUP permitted home allowing short term rentals. The second opinion was that a home that had a CUP permit would be seen as a greater asset than their home which did not have a CUP permit.

In conclusion: None of the parties present were actually 1<sup>st</sup> or 2<sup>nd</sup> tier neighbors and the guests were simply there to lobby their cause. Both Steve and Deborah Gill have been approached by the 1<sup>st</sup> tier neighbors on either side of them and the 1<sup>st</sup> tier neighbor behind them. All are aware of the short term rental use and they do not have a problem with the property being used as a short term rental. Although the sentiments of the attendees were definitely different on both sides, everyone was cordial. The meeting lasted approximately 80 minutes at which time one of the guests had another meeting to go to. It was offered that the remaining attendees go and continue the discussion at the Panera Bread or another coffeehouse type of establishment close-by if they so desired. The offer was graciously declined and all three guests were invited to attend the second meeting and the date and time were reiterated for them.

While it is never comfortable to go into a meeting knowing that you will ultimately agree to disagree, it is still important to have open lines of communication on all sides. All were lovely people and it was a pleasure getting to meet or getting to be reintroduced to them all!

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Meeting Adjourned at 12:20 pm

18 CUP 1171

Meeting Attendance Sheet - 2047 Sherwood Ave, 1-12-2019, 11AM, Highlands/Shelby Park Library, 1250 Bardstown Rd, Mid City Mall

NAME	ADDRESS	ZIP	PHONE	EMAIL
Debra Howard	1434 GHAFFESTER DR	40205	729 1944	debraaid@gmail.com
JAY-LOUISE HARRIS	1611 Spring Dr.		451-2407	jayllh@Bellsouth.net
Shelley Deborah Gill	Rte. Rose Mason, LIC	4053	502-299 5752 502-296-9233	shelley117@gmail.com
			<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">JAN 18 2019</p> <p style="text-align: center;">PLANNING &amp; DESIGN SERVICES</p>	

Hi Jon!  
We hope you can  
make it to one of these!

January 3, 2019

Jon Crumby, Planning & Design  
444 S. 5th St  
Louisville KY 40202

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To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 8 District.

This is a followup letter to the original notice.

Rose Moon LLC plans to submit a development proposal to request a conditional use permit for short term rentals for the duplex located at 2047 Sherwood Avenue, Louisville, KY 40205.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss the proposal before an application can be filed. Three meetings have been scheduled for this purpose. One on Saturday, January 12<sup>th</sup> @ 11AM at the Highlands/Shelby Park Library, to which you have already received notification.

The second official meeting scheduled will meet all requirements and will be held on:

**Friday, January 18 at 1PM**

**Highlands/Shelby Park Library**

**1250 Bardstown Rd**

We hope this will give you ample opportunity to review the proposed plan and discuss the proposal and any concerns you may have with Steve and Deborah Gill and representatives of Rose Moon LLC. These meetings will be held in addition to the final established public meeting procedures of The Board of Zoning Adjustment.

We encourage you to attend and look forward to meeting you and sharing your thoughts.

2047 Sherwood CUP Project: Neighborhood Meeting

Friday, January 18, 2019

1250 Bardstown Rd, Mid City Mall Library

Call to Order 1:00 pm

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There were 5 people in attendance including the two representatives of Rose Moon LLC, Steve and Deborah Gill. Three guests in attendance received a notice from the Bonnycastle neighborhood association in reference to the meeting. No first or second tier neighbors attended. The first guest arrived and was greeted at 12:50 pm and the meeting call to order time was at 1:00 pm sharp. Deborah explained that this was the second meetings for this CUP.

The guests were very familiar with the CUP being applied for and were there to voice the following concerns. The concerns at this meeting were reiterated similar to the last meeting.

1. One of the primary concerns was in reference to out of town owners. People from big cities coming in and buying properties specifically to rent them like hotels. It was agreed that this is not only hard on the community itself, but on the local real estate investors. After all, the short term rental business is not simply a hotel, it is an experience. The people who choose short term rentals do so to feel like they are one with the community. They want to have a first hand experience as though they are living in that home with their family. Local owners/investors supply this while out of town owners do not.
2. A limit on the number of CUP's allowed on a particular street was discussed. The laws of supply and demand would ultimately have a hand in how many of these short term rentals survive.
3. It was mentioned that over 500 non-owner occupied properties were being rented on a short term basis and that we really didn't need a CUP permit. It was explained that while this might be the case, not following the law was not our practice and that we wanted to go through the proper channels since this is a city requirement and we would not want to risk our business or our good name doing otherwise.
4. It was asked who would be managing the property. We are currently interviewing property managers and will make that determination at the appropriate time.
5. It was asked if property managers were being used for any of our properties. Approximately 2/3rds of the properties we hold are managed.
6. It was asked if there were any city violations that we may have received in reference to any property owned. We will on occasion receive a notice from the city of a tenant parking on the grass or not mowing their lawn. We have also had disgruntled tenants who, after being served a 60 day notice to vacate, will do damage to the property and then call the city citing violations. The section 8 or HUD tenant we have will have an annual inspection by the city and we are served notice to make minor repairs at that time as well. Rarely, if ever, are fines involved in these matters and never has an issue gone unattended.

Meeting Adjourned at 2:00 pm

78 CUP 1171

Meeting Attendance Sheet - 2047 Sherwood Ave, 1-18-2019, 1PM, Highlands/Shelby Park Library, 1250 Bardstown Rd, Mid City Mall

NAME	ADDRESS	ZIP	PHONE	EMAIL
LINDA CHURCH	1578 HERKREE RD. #14	<del>40205</del>	502-698-5494	notficsh@aol.com
MARIE GALVIN	1156 BARDSTOWN Rd	40204	502-664-1630	
Oliver Anthony	2148 Sherwood Ave	40205	646-574-5297	oliver.anthony@gmail.com
Shelby Deborah Gill	PopBox 43904	40253	299 5752 296-9233	
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Letter of Explanation

1/12/2019

Address: 2047 Sherwood Ave, Louisville, KY 40205  
Case #: 18CUP1171  
PDS Case Manager: Jon Crumbie  
Jon.crumbie@louisvilleky.gov  
502-574-5158

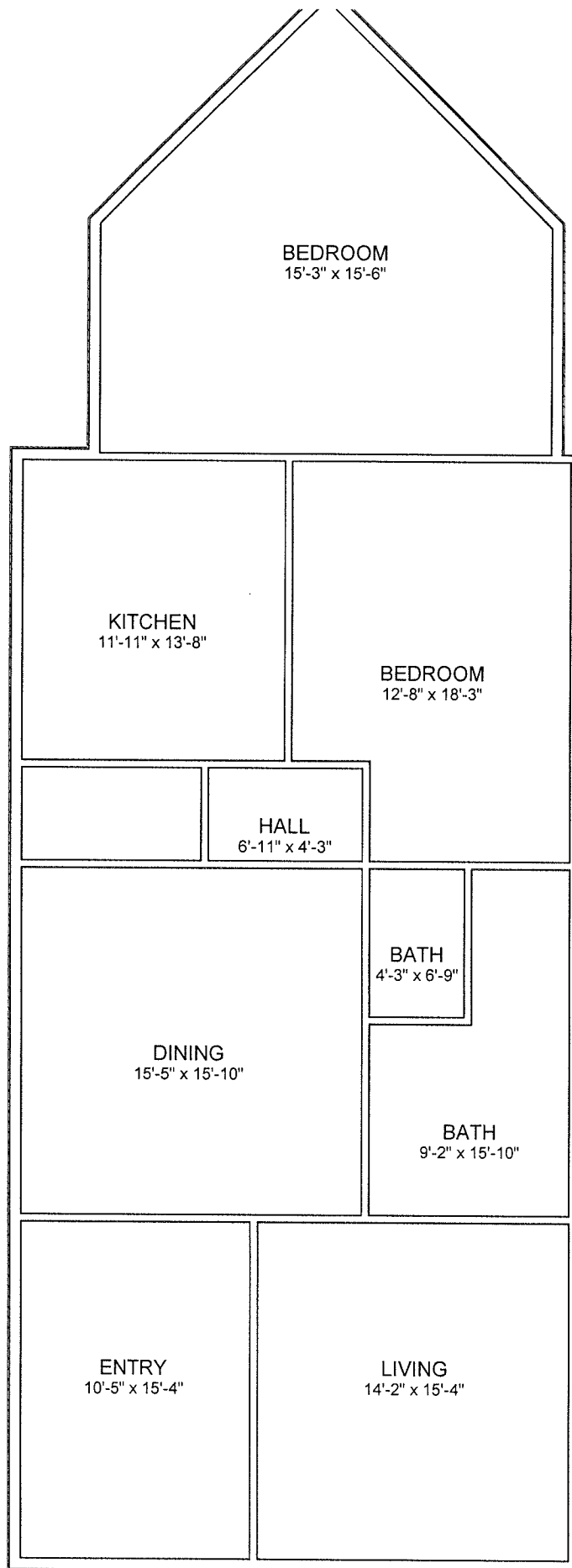
2047 Sherwood Avenue, located in the Highlands, is a duplex.

This application is to request a Conditional Use Permit for both units. The property owners and representatives have been in the rental real estate business for over 20 years. The owners, managers and representatives are all local and are an average of 5 miles from the location.

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18 CUP 1171

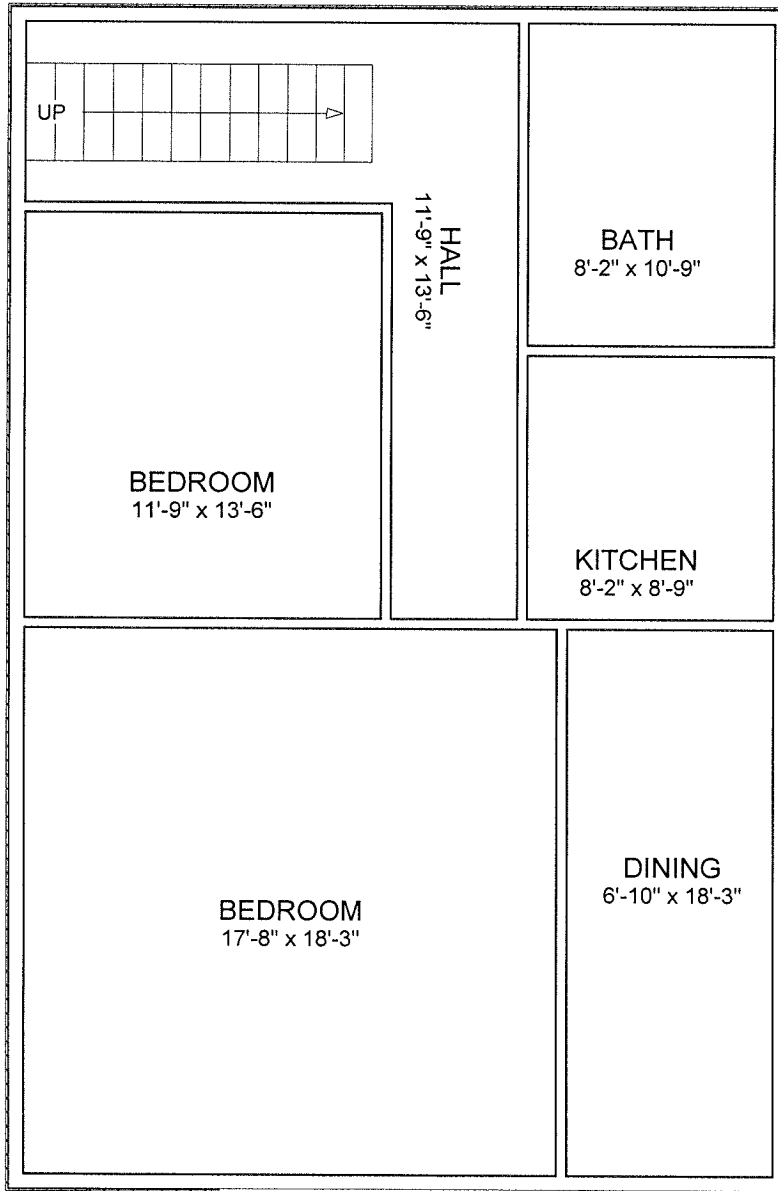




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2047 Sherwood Ave, Apt #1  
 1668 sq ft

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2047 Sherwood Ave, Apt #2  
 1021 sq ft

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Hello and Welcome to 2047 Sherwood Avenue!

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*A few things you will want to know:*

- This is a **Fire Free Home** meaning no smoking, and no candles or any open flames.
- **No Pets/No Guests/ No Parties**, this includes visiting pets/guests. Only the guests contracted are allowed.
- **Please remove your shoes at the door.** The carpets are clean and if you wear slippers, socks or bare feet we would appreciate it! We have supplied you with some slippers you can borrow while you are here.
- **Quiet Time** is one of the city ordinances and basically pertains to being loud outside so as not to disturb the neighbors. We ask for Quiet Time between 9PM-8AM every day, and since this is a duplex, Quiet Time also refers to inside the house so as not to disturb the other guests.
- **We are only allowed one vehicle at any time on the street** in front of the home, so please try to pull your vehicle into the driveway without blocking the sidewalk. It is a very long driveway and will accommodate your vehicle nicely. At no time are trailers, boats, moving vans, or RV's allowed on the street or in the driveway.
- **City Ordinances ban parking on grass.** Basically, if there is evidence of grass parking such as tire ruts, it is a violation of city ordinances and will result in an enforcement action. This is especially true for adjoining neighbors' properties. Please do not use adjoining neighbors' lawns, mulch, driveways, or street frontage for parking.
- For your safety and the comfort and safety of our neighbors, the home is equipped with **Security Surveillance** on the outside and noise monitors on the inside.
- The decor is here for everyone to enjoy. Please remember that we will need these items for the next guest.
- The dropleaf table is very old and will not hold people weight. Some of our tables are glass. For this reason (and many more) we ask that the tables only be used as intended for dining and not sitting or standing.
- There is a plate drying rack that is in the kitchen sink and a drying mat located under the sink. Please wash your dishes when you are finished using them.
- Check all of the cabinets for items you can use. If the cabinet or door is locked, that means it is not to be accessed. Please do not break any locks.
- Cleaning supplies are located under the sinks and in the back bathroom closet. There is also a basket in the bathroom where you can put dirty towels ... or just leave them on the floor and we will find them!
- Please make yourself at home and if there is anything you need just give us a call! **We Are Local To The Area** and are usually just down the street or within a 5 mile radius.

Numbers to call or text for any reason: 502-296-9233 or 502-299-5756

18 QUP 1171