



10/23/2019

Louisville Metro Board of Zoning Adjustment
444 South Fifth Street, Suite 300
Louisville, KY 40202

Attn: Jon Crumbie

Subject: 1844 Shady Lane
Case Number 19-CUP-0128

Dear members of the Board of Zoning Adjustment,

The Deer Park Neighborhood Association would like to go on record as opposing the request for a Conditional Use Permit for the property at 1844 Shady Lane.

The Deer Park Neighborhood plan (part of Cornerstone 2020) has set out definitive goals for the neighborhood in which this property sits. Clear statements for land use include:

LU 5: Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace corridor along Bardstown Road.

The plan also seeks to “preserve the residential character of the neighborhood interior” and “single family dwellings.”

Louisville Land Development Code Chapter 1 Part 2 Definitions defines residential use as:

Uses associated with permanent residential occupancy in the form of a dwelling unit (**permanent means for at least 30 days in duration**). Specific uses such as bed and breakfasts, boarding and lodging houses, hotels, motels and extended stay facilities where stays can be less than 30 days in duration shall be considered commercial uses.

Clearly, STR's fall under the category of "commercial," not "residential" use as defined in the Land Development Code.

Furthermore, the property in question is less than 600 feet from existing STRs holding a CUP at 1848 Shady Lane and 1919 Maplewood Court, which puts it in opposition to one of the essential requirements of the ordinance passed recently by Metro Council concerning these CUP's.

We are hopeful that the Board shares in our decision to deny these requests.

Thank you for your time and attention.

Submitted by The Deer Park Neighborhood Association

Crumbie, Jon

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Wednesday, October 23, 2019 8:02 AM
To: Crumbie, Jon
Cc: dpna@deerparklouisville.com; Coan, Brandon
Subject: 19-CUP-0128-Short Term Rental at 1844 Shady Lane
Attachments: Distance 1919 Maplewood Place to 1844 Shady Ln-559 ft.pdf

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Hello Mr. Crumbie-

I wish to submit comment for the record on the proposed conditional use permit for a short-term rental at 1844 Shady Lane. This property is within 600 feet of two existing short-term rentals: 1848 Shady Lane, which is next door, and 1919 Maplewood Place, as is demonstrated in the attached LOJIC map. Therefore, this application should be rejected outright for its failure to comply with existing regulations.

Thank you.

Curtis Stauffer
1921 Maplewood Place
307-690-0981

Sent from iTypeApp

The LOJIC Interactive Maps and LOJIC Citrix network will not be available on Sunday, October 27, 2019 from 8:00 am to 9:00 am for windows patching. Thank you for your patience.



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