

October 9, 2019

Dear Mr. Crumbie and Mr. French,

Re: 1036 Lampton Street – short term rental permit and variance of the 600' ordinance

I am in full support for the short-term rental permit and variance of the 600' ordinance for 1036 Lampton Street. The owners, husband and wife - Bill Musselman and Shannon Higgins Musselman are both involved citizens who care about their hometown very much. They have both put in much sweat and financial equity to update 1036 Lampton. What a showpiece this house is for the Paristown neighborhood and what a welcoming home for town guests to call their Louisville "home" during visits to the derby city.

Positive reviews will certainly come from anyone staying at 1036 Lampton and that will have a trickle-down approach for future guests.

Shannon and Bill are very proud of their hometown and their investment to 1036 Lampton Street is something to be admired. If more citizens followed Shannon and Bill's lead our hometown would be an even better place to live and visit.....it just takes one investment/improvement for others to follow suite.

If you have any questions, please do not hesitate to ring me at 502.381.0377

Best always,

Peggy Baas

*Lifelong Louisvillian and very involved citizen including board member of Sister Cities of Louisville, Assumption High School and the Irish Society of Kentuckiana

Jeremy Kendall
1035 Lampton Street
Louisville, KY 40204
10/2/2019

To Whom it May Concern,

I support the effort of Shannon Musselman to use her home at 1036 Lampton Street as a short-term rental property. I support the growth, vibrancy, and energy that short-term rental properties can bring to a neighborhood. Paristown Pointe is buzzing with excitement and new development. Bringing tourists to the area to explore the unique restaurants like Brooke & Billy's, or check out the new Paristown Hall, will help the area thrive, which helps the neighborhood and the city.

While I understand that short-term rental properties can bring unwanted problems like noise and parking issues, I think well-managed properties can benefit the area. And I have faith that Shannon Musselman will work to mitigate any issues that may arise.

Jeremy Kendall

Crumbie, Jon

From: Ben Combs <bencombsphotos@gmail.com>
Sent: Tuesday, October 1, 2019 11:01 AM
To: Crumbie, Jon

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September 29, 2019

Ben Combs and Emma Layne
1037 Lampton Street
Louisville, KY 40204

To Whom It May Concern,

I live directly across the street from 1036 Lampton Street and we support Shannon's request for a Conditional Use Permit for her property.

Since January, I have witnessed her home go through a major renovation. The property has been updated with everything from a sprinkler system for the yard, to a security system that monitors and keeps the house safe. Shannon has been completely transparent and taken time to get out and meet her neighbors explaining her intentions for her property. She and her husband Bill will need to occupy the house on occasions, which will mean she will be present as a neighbor. This house has been well maintained throughout the time we have lived on Lampton. We are experiencing vast changes and growth in the area and I believe that Shannon will contribute to Paristown Point in a positive way helping promote the small businesses that surround us.

Please consider issuing a variance to the 600" rule for 1036 Lampton Street.

Thank you,

Ben Combs and Emma Layne
Neighbor

J. Jodanik Properties, Inc
700 Hollingsworth Place
Louisville, KY 40207

September 30, 2019

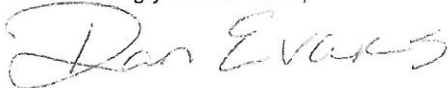
To Whom It May Concern,

I am submitting this letter on behalf of Shannon and Bill Musselman for their variance request to the 600' rule at 1036 Lampton Street in Paristown Point.

I own / operate businesses that are around the corner from their home. I have also known the two of them for a life time. The Musselman Family has a long history of contributing to the economic growth and well being of the city of Louisville. Shannon and Bill will be excellent ambassadors to the Paristown Point neighborhood and Kentucky. Their efforts will help promote all the surrounding businesses in the local area and state wide. 1036 Lampton Street will be an asset to the landscape of changes that are taking place in the Broadway / Barret Avenue district. The recent renovation they have done to the property will contribute to increasing the value of the surrounding homes. I know they will continue to maintain and reinvest in the property over the coarse of time if granted the Conditional Use Permit. I believe it is important to also mention the most important solution this property offers Bill and Shannon. Their primary residence is located on the Ohio River. 1036 Lampton will put a roof over their head on those occasions when the Ohio River floods.

I offer my full support to Bill and Shannon on their request for 19-CUP-0052. As a neighbor and business owner, I see having 1036 Lampton Street as a short term rental in the Paristown Point area as a benefit to this ever changing arts and entertainment community.

Thanking you in advance,



Dan Evans
CEO / Owner Jodanik Properties & Baxter Jack's

Crumbie, Jon

From: Shawn Moss <moss.shawn@gmail.com>
Sent: Monday, September 30, 2019 12:16 AM
To: Crumbie, Jon; French, Christopher S.
Subject: 19-CUP-0052 1036 Lampton Street

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Shawn Moss
731 Vine Street
Louisville, KY 40204

To Whom It May Concern,

Things are rapidly changing and upgrading overall for the Paristown Point neighborhood, for the good and the bad as of recently with the establishment of the "Old Forrister Hall" facility.

Shannon Higgins Musselman owns 1036 Lampton Street who has been a very good neighbor, conscious individual and loves this neighborhood.

Her home has always been impeccably cared for and maintained throughout the time I have lived here for slightly over the past 3 and a half years.

Shannon's place of 1036 Lampton St. matches the historical fabric and history of what Paristown Point neighborhood homes have been and shall hopefully be in future.

Her property sets an example of what is a very well kept and beautiful property. It is a top tier home and property that should be considered as a modern "bridge" between the old times in the past, into a new world that we all now live in together in this neighborhood.

Additionally, I think it is important to mention that this house is going to act as a secondary residence for her, her husband Bill and their dog Sapphire when they are flooded out of their house on the Ohio River.

I have family property on the river and we all band together when the floods come in and sometimes we need to be of assistance when the water comes up. Please try to understand this and respect it.

Given that they have to occupy the house merely a couple times a year, I personally believe this should not be an issue for someone that owns the property to be able to have short term leases, short term rent or sublet as they see fit.

Debra Sweeney will be a first responder to any of the needs that the possible guest or guest(s) will have because she has a key to Shannon's house, helps whenever necessary and has very quick and agile communication with the owners .

~~The board as well as the residents of Paristown Point should have nothing to worry about regarding this~~

Crumbie, Jon

From: josh atkinson <knct@hotmail.com>
Sent: Monday, September 30, 2019 10:58 AM
To: French, Christopher S.; Crumbie, Jon; OBrien, Jeff
Subject: 19-CUP-0052 1036 Lampton Street

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Josh P. Atkinson
743 VineStreet
Louisville, KY 40204

September 24, 2019

To Whom It May Concern,

Paristown Point is experiencing a HUGE transition and on the brink of change. The neighborhood has millions of dollars being invested in the surrounding area. It is undergoing a revitalization with a focus on an arts and entertainment district. 1036 Lampton is seeking a Conditional Use Permit which is in line with the changing fabric of the township. Shannon has done a vast renovation on her house updating it with high-end finishes and a monitored security system that surrounds the property. Her improvements have proven to increase the values of the properties surrounding us. The house next-door to her sold this month and nearly doubled in value.

I am fully in support of Shannon Higgins Musselman's request for a CUP at 1036 Lampton Street. Shannon is an outgoing neighbor that has been in communication not only with the block she owns on but she has walked a 7 to 8 block radius meeting neighbors and discussing her plan for her property. She has a 26 year history in the neighborhood and she has never forgotten where her roots are. Shannon has taken great pride in her house and it shows. It is a pleasure to be her neighbor.

I ask you to please give a variance to 1036 Lampton Street regarding the 600' rule. I don't see any adverse effect on the Paristown Point Neighborhood to approve Shannon's property. Shannon took the initiative to reach out to the 2 approved owners of the CUP's in our area and has letters of support from both of them. 1036 Lampton will be an asset to all of us that surround it. This property will showcase local businesses and be a driving force in promoting our great city Louisville, Ky.

Thanking you for your time and consideration,

Josh P. Atkinson
knct@hotmail.com
(502) 544-5903



September 30, 2019

To Whom It May Concern,

I am submitting this letter on behalf of Shannon and Bill Musselman for their variance request to the 600' rule at 1036 Lampton Street in Paristown Point.

I own / operate businesses that are around the corner from their home. I have also known the two of them for a life time. The Musselman Family has a long history of contributing to the economic growth and well being of the city of Louisville. Shannon and Bill will be excellent ambassadors to the Paristown Point neighborhood and Kentucky. Their efforts will help promote all the surrounding businesses in the local area and state wide. 1036 Lampton Street will be an asset to the landscape of changes that are taking place in the Broadway / Barret Avenue district. The recent renovation they have done to the property will contribute to increasing the value of the surrounding homes. I know they will continue to maintain and reinvest in the property over the coarse of time if granted the Conditional Use Permit. I believe it is important to also mention the most important solution this property offers Bill and Shannon. Their primary residence is located on the Ohio River. 1036 Lampton will put a roof over their head on those occasions when the Ohio River floods.

I offer my full support to Bill and Shannon on their request for 19-CUP-0052. As a neighbor and business owner, I see having 1036 Lampton Street as a short term rental in the Paristown Point area as a benefit to this ever changing arts and entertainment community.

Thanking you in advance,

A handwritten signature in cursive script that reads "Dan Evans".

Dan Evans
CEO / Owner Tandam Sport

COME
BACK
INN

Italian-American Pub

September 30, 2020

To Whom it May Concern:

I am writing in reference to the property at 1036 Lampton St , Louisville, Ky 40204 that is owned by Shannon Higgins and Bill Musselman. Come Back Inn has been in the same neighborhood as the property owners for 23 years and we fully support Short Term Rental and variance to the 600' ordinance.

Just recently ,with the newly opened Old Forester Paristown Hall, the renovation of Louisville Stoneware, and the soon to be open Logan Street Market, our beautiful, friendly little part of town has been put on the map.

Shannon has been part of the neighborhood for years and has beautifully renovated her home and I feel that that alone is an asset, not only to the neighborhood but to anyone that may be interested into coming to the city for any reason. So much charm, character, and history that is within walking distance to not only the above mentioned but to many restaurants and shops around the area.

We have had many great interactions with guests from other cities and countries that have stayed in or around the area at Short Term rentals that have resulted in trips back to the area at later dates "just to visit and look around some more."

As the President and owner of Come Back Inn I fully support and encourage a Short Term Rental and 600' variance at the above mentioned address.

Sincerely,

Cathy Zachari
President/Owner
Come Back In

Crumbie, Jon

From: carrie ramsey <carrieramsey@yahoo.com>
Sent: Saturday, September 28, 2019 9:23 AM
To: French, Christopher S.; Crumbie, Jon; OBrien, Jeff
Subject: CUP 1036 Lampton Street

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I am writing in support of the CUP for Shannon Higgins at 1036 Lampton Street. I live across the street at 1035 Lampton and Shannon has always been a great neighbor. I'm sure she will continue to be moving forward. She has worked hard on getting her house into a beautiful condition, which I have no doubt she will maintain going forward. I welcome growth to our neighborhood and fully support Shannon in her venture. Thank you.
Carrie Ramsey

Sent from my iPhone

Pollock, Heather M.

From: OBrien, Jeff
Sent: Wednesday, September 18, 2019 4:34 PM
To: Crumbie, Jon; French, Christopher S.
Subject: FW: CUP support for Shannon Musselman

Another support letter.

Jeff O'Brien, AICP
Director, Develop Louisville
LOUISVILLE FORWARD
Ph. 502-574-1354/502-434-9985

From: Mandy Montgomery <montgomery.mandy@gmail.com>
Sent: Wednesday, September 18, 2019 4:30 PM
To: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: Re: CUP support for Shannon Musselman

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Mandy Montgomery
1027 E Breckinridge Street Louisville, KY 40204
montgomery.mandy@gmail.com

September 17, 2019

To Whom It May Concern:

I am writing this letter in support of Shannon Musselman, and her conditional use permit for 1036 Lampton Street.

I am a licensed CUP property owner within 600' of Shannon's proposed CUP. However, I have spoken with Shannon on several occasions and am confident that she will do a fantastic job of managing her property and being an ambassador for the city of Louisville. We are neighbors, yet I am confident with the revitalization in our neighborhood and the many new projects underway, there will be plenty of business for us both and am not threatened by her proximity to my current CUP.

Shannon has owned this property for years. She knows the neighborhood and knows the neighbors. She has made a tremendous effort to reach out to everyone regarding her proposed use. She has diligently pursued this endeavor with a passion and vigor that would make the city proud.

It is for these reasons I thoughtfully request you grant Shannon her CUP for 1036 Lampton Street. Thank you for your consideration.

Sincerely,
Mandy Montgomery

Bradley Household
745 Vine Street Louisville, KY 40204

Our quite
To Whom It May Concern;

This is to recommend our neighbor, Shannon Musselman, for her application for the 600' ordinance variance. She has lived in this neighborhood for over 26 years as a valued member of the community and always abided by neighborhood regulations.

We believe The Abnb would be an addition that would further support the economy of this community. As a quiet neighborhood, we welcome other opportunities to increase commerce but with nods to how quiet our neighborhood is.

We believe Shannon will respect this but make an important contribution to the prosperity of Paristown Point.

Sincerely,

Coley & Janna Bradley



GREEN + HALLIBURTON
BENEFITS & FINANCIAL SERVICES

September 17, 2019

Dear Mr. French,

I am writing in support of Shannon Higgins in support of her request of a permit and 600 ft. ordinance variance. The principals of our firm have known Shannon and her husband for 25+ years.

Our firm is located a short distance from Shannon's property on Lampton Street and we are excited to have a short term rental property in our neighborhood. We have many insurance brokers/sales personnel that call on us weekly. They come from Cleveland, Indianapolis, Cincinnati, Portland OR, Nashville calling on our firm to offer benefits to our clients. Many times they ask us where is a good place to stay that is convenient to our location and downtown Louisville. It would be great to tell these visitors of this rental in our neighborhood.

I hope that you approve Shannon's request for this variance as we see this as a plus for our community.

Sandra Halliburton
President

Cynthia Green
Senior Consultant

521 Barret Ave
Louisville, KY
40204

☎ 502 583 4412

☎ 502 583 1324

GreenHalliburton.com



WHITEOAK-INVESTMENTS.COM

September 17, 2019

Dear Mr. Crumbie and Mr. French,

I would like to lend my support for the Short Term rental permit and variance of the 600' ordinance for 1036 Lampton Street. This home is owned by my father and step-mother, Bill Musselman and Shannon Higgins. I know personally the time, money and energy they have spent improving and remodeling this home.

Paristown Pointe is an area of town that is experiencing great energy and growth. This property fits that description perfectly. It has been well-cared for, thoroughly updated with high end upgrades and is an asset to the neighborhood. Homes like these will continue to encourage others in the neighborhood to make positive changes for the area. I know that Shannon and Dad's house will be a great asset to the city.

They are involved, upstanding neighbors who will provide visitors to Louisville a great experience in our city. And we all win when travelers return home with positive things to say about Louisville.

If I can be of any additional assistance, please feel to contact me at 502-817-3928.

Thank you,

W. Austin Musselman, Jr.

September 17, 2019

To Whom It May Concern,

I, William Darling Proprietor of Brooke & Billy's, 751/ 749/ 747 Vine Street, Louisville KY 40204 am writing this letter in support of Shannon and Bill Musselman.

They are trying desperately to obtain a permit (19-cup-0052) to operate Short Term Rental at there property located at 1036 Lampton Street.

I have known Shannon in excess of 20 years and can attest to the impeccable manner in which she maintains her property and deals with neighborhood affairs.

Again I fully support the Short Term Rental permit as well as the 600' ordinance for the property at 1036 Lampton Street

William Darling

Brooke & Billy's, Bites, Bourbons and Brews

Crumbie, Jon

From: Connie Bennett <cbennett185@gmail.com>
Sent: Monday, September 16, 2019 5:24 PM
To: Crumbie, Jon; French, Christopher S.
Subject: 1036 Lampton St. 19CUP0052

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Gentlemen,

I moved to Paristown Pointe in 1973, I have lived in this neighborhood for 46 years. The changes I have seen this neighborhood under go are staggering. I have witnessed the worst of times, thru it's revitalization in the early 90's, to it being abandoned yet again and back into hard times in the late 90's early 2000. This neighborhood is resilient. Fortunately, there was a plan for Paristown that has been a work in progress since the mid 2000's. Paristown is at the beginning of a new phase of revitalization with a real arts and entertainment vision.

I have known Shannon Higgins since she purchased 1036 Lampton Street 26 years ago. I even maintained her yard for a summer to make extra money. Actions speak louder than words. Shannon has proven to this neighborhood that she cares, she is passionate about her home and never forgetting her rich history to Paristown. The house has never been abandoned even in times she long term leased the property. Always maintained and impeccable. We are blessed to have such a homeowner in this area because to date there are many properties that have been forgotten.

I know she has hundreds of hours invested in door to door contact with all of our neighbors within a 6-7 block area explaining her minority owned business plan. Obviously, it is her top priority neighbors clearly understand her intentions. The area is changing with the times. I know Shannon will be an ambassador to local businesses and the city of Louisville. She has created an interior suggestion wall, helping direct guest where to dine, what to see in both Paristown Pointe and the city of Louisville. Shannon's vision and passion have made for a reason for her guest to repeat visit. I strongly support and hope you'll grant 1036 Lampton the variance to the 600' rule allowing her property to continue to enhance my neighborhood.

Connie S. Bennett

KENTUCKY GENTS HOLDINGS LLC

September 16, 2019

Kentucky Gents Holdings LLC
4012 Hillsboro Road
Louisville, KY 40207

To Whom It May Concern,

Our holding group is invested in Paristown Pointe and we own an apartment complex at 733 - 735 Vine Street. Max Stefka represented our interest and attended Shannon's neighborhood meeting on Monday July 8, 2019. He reported back to us how much he learned about Shannon's business plan for 1036 Lampton Street. She is applying for a variance to the 600' rule in a neighborhood that desperately needs entrepreneur's and investors in the area. Her plan will keep with the exciting arts and entertainment revitalization that is underway in Paristown Pointe. Kentucky Gents Holdings LLC is in full support of 1036 Lampton's pursuit to obtain the 19-CUP-0052. We are happy to have someone like Mrs. Higgins-Musselman improving the property value and bringing more vibrancy to the neighborhood!

Thank you for your consideration, don't hesitate to reach out.

Nick Phelps

nicholascphelps@gmail.com

Crumbie, Jon

From: James Wallace <gratefuljames@outlook.com>
Sent: Monday, September 16, 2019 2:53 PM
To: Crumbie, Jon; OBrien, Jeff; French, Christopher S.
Subject: I support 1036 Lampton St., 19-CUP-0052

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James Wallace
775 Goullon Court
Louisville, KY 40204
gratefuljames@outlook.com

September 15, 2019

To Whom It May Concern:

I am a licensed CUP property owner, managing fifteen short-term rentals. I am writing this letter in support of Shannon Musselman, and her conditional use permit for 1036 Lampton Street. In my discussions with Shannon, she has demonstrated how committed she is to professionally managing her property. I have watched her work over the last several months and seen how beautifully she has restored her home. We are neighbors; and even though our rental properties are near in proximity to each other, which might have led us to competition, Shannon has always approached me in the spirit of friendly cooperation and helpfulness.

Shannon is a long-term member of this community. She knows the neighborhood and knows the neighbors. She has made a tremendous effort to reach out to everyone regarding her proposed use. She has gathered to herself a majority of support for her CUP throughout our neighborhood.

It is for these reasons I thoughtfully request you grant Shannon her CUP for 1036 Lampton Street.

Sincerely,

James Wallace

Abby R. Fowler
770 Goullon Court
Louisville, KY 40204
abbyrosefowler@gmail.com

September 15, 2019

Dear Review Board:

This letter of support is in reference to Shannon Higgins Musselman's Conditional Use Permit application for 1036 Lampton Street.

Since I have known Shannon, I have witnessed her invest endless amounts of energy and effort in restoring her home. It is now one of the nicest properties on Lampton Street. Her efforts to restore her property, and her well-thought-out business model, demonstrate how professionally she approaches this project. I have confidence that Shannon will conduct her business and maintain her property in a manner that will positively affect the community. For these reasons, I fully support her request to be granted the non-occupied, conditional use permit.

Please let me know if I can provide any additional information in support of her effort.

Sincerely,

Abby R. Fowler

Crumbie, Jon

From: sweeneypearl@aol.com
Sent: Sunday, September 15, 2019 1:27 PM
To: French, Christopher S.; Crumbie, Jon; OBrien, Jeff
Subject: 1036 Lampton St. 19-CUP-0052

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Debra Sweeney
1033 Lampton Street
Louisville, KY 40204
sweeneypearl@aol.com

September 15, 2019

To Whom It May Concern,

The purpose of this letter is to express my 100% support of 1036 Lampton Street's application for a CUP. Shannon is the first neighbor I met on the block, we became vast friends and now celebrate a 19 year history together. If ever I need anything, I know I can count on my friend Shannon to be the first to rise to the occasion. That goes both ways, we share a rock solid friendship.

Shannon has 2 years invested in devising her minority owned business plan for transitioning her property into a short term rental. I have helped on many levels. I have become a property manager for 1036 Lampton. I live directly across the street and I have full access to the house 24 hours a day, 7 days a week and 365 days a year. I have coordinated with general contractors for Shannon as well as helped her neighbor at 1038 Lampton - Lisa Dupree. As Lisa prepared her property for market, Shannon was / is a team player. I took the lead on guaranteeing that anything Lisa and her contractors needed to get the job done, we didn't hold them up and stop Lisa from her goal of selling her home. Shannon has made a solid investment and completely gutted and remodeled her house in order to up date the property into the new techno era we live in today. She not only increased the value of her own property but it helped Lisa get \$147,500 for the property next store. Lisa will be moving on September 28 and closing the sale of her home on Oct. 12, 2019.

In the 19 years I have lived across the street from Shannon she has always had the best maintained house on the block. It is obvious she takes great pride in the house she bought 26 years ago. This last renovation she installed a monitored security system that encompasses the complete property. She has a sprinkler system that cares for the yard and landscape beds. She also has Korphage landscape company maintain her yard on a weekly bases. Shannon and I have an on going question between us ~ why couldn't the 2 of us have ended up being neighbors to one another?

I wish my friend all the successes this business model has to offer. I welcome her, Bill and Sapphire their dog back to Lampton Street when the occasion rises they need a roof over their head when Mother Nature is out side the boundary of the banks of the Ohio.

Zachery Meade
1035 Lampton St.
Louisville KY 40204

September 13, 2019

To Whom It May Concern:

I am writing to you in support of Shannon Higgins and Bill Musselmann's request for Short Term Rental Permit and variance to 600' ordinance for the property located at 1036 Lampton St. I live at 1035 Lampton St., across the street from Mrs. Higgins property and am very pleased with the business plan she has set forth.

Many changes to improve and make more inviting have occurred, and continue to do so, in the Paristown Point neighborhood and the 1036 Lampton St. home is no exception. The property was well maintained up to a recent renovation at which point it became a new standard for the homes we live and love in. Both the inside and outside of the property are immaculate demonstrating the care and planning involved in creating a space for business professionals traveling to our area. Mrs. Higgins put more time and money into her property with every intent to be selective about who she enters into Short Term Rental agreements with. As a home she has owned for 20+ years, she takes great pride in the property and will ensure both it and the neighborhood she loves are taken care of in regard prospective guests.

Mrs. Higgins has been very forthcoming in her intentions for the property and how she will move forward if granted permit to Short Term Rental in ensuring both guest and neighborhood satisfaction with her property. The property will be a great addition to an up and coming neighborhood, setting expectations for other rentals nearby. As an active member of the neighborhood association, Mrs. Higgins will be readily available to receive recommendations from fellow neighbors when concerns arise and act accordingly. The property is already a great part of our little neighborhood and would only improve who we are by allowing others to enjoy what we have to offer.

Sincerely,

Zachery Meade

Crumbie, Jon

From: Salvatore Rubino <srubino9@gmail.com>
Sent: Friday, September 13, 2019 11:48 AM
To: French, Christopher S.; Crumbie, Jon; OBrien, Jeff
Subject: CUP @ 1036 Lampton St.
Attachments: Letter CUP - Higgins 9-13-19.docx

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Christopher, Jon & Jeff:

I am writing on behalf of Shannon Higgins and Bill Musselman, both of whom I have known for more than 30 years. Shannon and Bill have recently completed a beautiful renovation of a home at 1036 Lampton Street, which Shannon has owned for more than twenty years.

As a restaurant owner and active member of the Louisville Convention and Visitor Bureau, I know of the importance of having an adequate number of sleeping accommodations in town for our visitors. Whether casual tourists, business travelers, convention goers or Derby guests, the ongoing challenge has always been offering enough hotel rooms. The Short Term Rental of private residences is one solution, and I am thankful that Shannon and Bill were willing to invest their hard earned dollars to help provide part of the solution for Paristown Pointe.

My wife Cindy and I moved The Cafe from The Louisville Antique Mall in Germantown to Paristown Pointe in 2007. At that time, Paristown Pointe was suffering from years of urban blight, riddled with shut down factories and dilapidated homes. We worked closely with our councilman at the time, David Tandy who became the catalyst for change in our neighborhood. Now, Councilwoman Barbara Sexton Smith is continuing that good work. It is the hard work and dedication of both our elected officials and private citizens like Shannon and Bill that have helped make the progress that we now see in Paristown.

It is for that reason that I support the granting of the Short Term Rental permit and variance of the 600' ordinance for the property located at 1036 Lampton Street, Louisville, KY 40204.

Should you need any additional information from me, please feel free to contact me at 502-548-2121

Kind Regards,

Sal Rubino, President
The Hospitality Group
P.O. Box 406709
Louisville, KY 40204-6709
Mobile 502-548-2121

Stoneware & Co.

est. 1815

September 12, 2019


To Whom It May Concern:

I am writing on behalf of Shannon Higgins and Bill Musselman, and their renovated property at 1036 Lampton Street. As Managing Director of Stoneware & Co., a long-time Paristown business, I am voicing my support of the Short Term Rental permit and variance to the 600' ordinance for their recently renovated home.

Shannon has been a property owner and resident of Paristown for many years. She and her husband, Bill, invested significantly on Lampton Street in order to have a second home option for when their primary residence is flooded. They also renovated their home with the intent of offering it as a selective short-term rental from time-to-time. The type of renovation they accomplished on Lampton Street has improved the neighborhood and is exactly the type of residential property that can increase everyone's property value in Paristown..

Shannon and Bill are strong advocates for Paristown and Louisville. Regardless if they are temporarily occupying their home, or renting it to a discerning customer, I am confident their home is an asset to the Paristown neighborhood. I fully support the Short Term Rental permit and variance to the 600' ordinance for the property at 1036 Lampton Street.

Sincerely,



Jason Richey
Managing Director
Stoneware & Co.

731 Brent Street, Louisville, KY 40204
(502) 582-1900
www.stonewareandco.com

Crumbie, Jon

From: Judy Schmitt <jsddbsg@twc.com>
Sent: Thursday, August 22, 2019 11:15 AM
To: Crumbie, Jon; French, Christopher S.
Subject: Short term rental application

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Dear Mr. Crumbie and Mr. French,

I am writing on behalf of my friends Shannon and Bill Musselman. We have known them for a short time but became fast friends because of their warm and welcoming personality. This letter is in regards to their wish for the 600' ordinance variance.

Shannon and Bill love their Paristown community and only want the best for it. Shannon has owned her home for many years and has recently done an outstanding job with her remodel. We had a personal tour of the home and it was top notch!! I personally would love to stay there and would certainly recommend it to family and friends!! It's a wonderful area with many amenities for visitors to enjoy!

Shannon and Bill want nothing but the best for their Paristown neighborhood. Their home shines bright there!! Please consider them for the requested variance.

Sincerely,
Judy Schmitt

Sent from my iPhone

Crumbie, Jon

From: Frs51@twc.com
Sent: Sunday, August 18, 2019 3:06 PM
To: French, Christopher S.; Crumbie, Jon
Subject: short term rental Shannon and Bill Musselman

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I am writing in support of the application by Shannon and Bill Musselman for a short term rental permit for their house on Lampton street. Shannon has owned the house for many years and has lived in it off and on since her college days. She is rightfully very proud of her home and has recently invested considerable time and money in it to make it a wonderful place to be. She and Bill's current residence is on the river and is subject to flooding sometimes more than once a year. During those times they reside in the Lampton street house. They will be very careful in vetting any prospective tenants on those occasions when they do elect to offer it for rent.

Thank You
Dick Schmitt

Crumbie, Jon

From: Zangari <bzangari@twc.com>
Sent: Tuesday, August 13, 2019 11:38 AM
To: Crumbie, Jon
Subject: 1036 Lampton

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To whom it may concern:

I am writing on behalf of Bill and Shan non Musselman. Not only are they individuals of the highest character, they have done an amazing job renovating 1036 Lampton. I think approving the Short Term Rental Application for 1036 Lampton would benefit our city. The house is a valuable addition to the neighborhood. Bill & Shannon are very excited about introducing individuals to the area and building support for the community. I think it will draw a sophisticated clientele for local businesses.

The home is lovely and the neighborhood eco no my will benefit from it's use as a short-term rental property. We hope that the variance is approved because they have an authentic desire to make the community a better place.

Thank you for your consideration.

Beth & Tony Zangari
1019 Colonel Anderson Pkwy
Louisville, KY 40222

Crumbie, Jon

From: Werner, Catherine (GE Appliances, Haier) <Catherine.Werner@geappliances.com>
Sent: Monday, July 29, 2019 10:44 AM
To: French, Christopher S.; Crumbie, Jon
Subject: Fwd: Letter in Support of 1036 Lampton Street Conditional Use Permit Application

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Mr. French and Mr. Crumbie.

I'm writing in support of the Conditional Use Permit application for 1036 Lampton Street that was submitted by homeowners Shannon Higgins and Bill Musselman.

I first visited this home on June 11, 2019 to attend an open house and give feedback on the renovations that Shannon and Bill have recently completed on the property. Both the home and the yard were immaculate and completely updated, clearly a significant commitment of their time and resources. . The yard alone is lovely. Their attention to detail both in the renovation process and this application process are clear indicators of the type of property owners they are and property managers they will be. They are committed to the Paristown neighborhood and their neighbors to ensure they have tenants who will also respect and follow the rules.

I also had the opportunity to attend the community meeting on July 8th to listen and learn more about the application process and requirements.

In addition to writing as a friend of Shannon Higgins and Bill Musselman, I'm also a periodic Airbnb customer. One feature of the Airbnb business model is the ability for both renter and the property owner to rate each other. When the property is beautiful, clean, and well maintained (such as this one), the renter typically gives good ratings and feedback, and the property owners in turn are able to rate their renters. This 360-feedback loop ensures that Shannon and Bill will be able to screen potential renters and rent to those who have a great track record of taking care of the properties they rent and respecting the neighbors and neighborhood.

Please consider Shannon and Bill's attention to detail and track record of compliance as you consider this variance application. They will be an example in the community of how to operate a short-term rental effectively and with consideration and respect for their neighbors.

Sincerely,

Catherine Werner

Phone: 502-452-7069

1013 Anchorage Woods Circle

Louisville, KY 40223

Crumbie, Jon

From: Gretchen Cowen <gscllc@me.com>
Sent: Saturday, July 27, 2019 1:42 PM
To: French, Christopher S.; Crumbie, Jon
Subject: Support of Short Term Rental License and Variance to 600' Ordinance for 1036 Lampton Street in Louisville

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Dear Sirs,

My purpose in writing is to outline my support for a Short Term Rental License and Variance to the 600' Ordinance for Shannon and Bill Mussleman's property at 1036 Lampton Street in Louisville.

I ask that you approve the License and Variance as:

- Shannon has been a responsible owner of the property and active committed neighbor in the Paristown community for many many years!
- I've visited the property many times and watched Shannon and Bill's enthusiasm as they've made thoughtful, quality, high-end improvements to the house and grounds.
- Because they intend to reside at the property whenever their permanent Ohio river residence floods, the house will be frequently monitored and any guests thoroughly vetted.
- The Mussleman's are fine people, exemplary citizens and huge promoters of Louisville. Their investments in 1036 Lampton are just another way in which they are improving property values in our community.

As the owner of several properties, I'm certain they'll be fine landlords. Please approve their License and Variance.

Gretchen Cowen
GSC, LLC
gcowen@me.com

Crumbie, Jon

From: Catherine Hill <cathyhill@gmail.com>
Sent: Sunday, July 21, 2019 7:40 PM
To: French, Christopher S.; Crumbie, Jon
Subject: Letter in Support of Shannon Higgins Musselman

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Hello. I am writing in support of Shannon Higgins Musselman, whose Lampton Street property is being considered for a short term rental permit by the Planning and Zoning Commission.

I and my husband, Jim Hill, have known Shannon for over eight years. Over the years, we have been consistently amazed at her professionalism, tenacity and prodigious talent in a range of projects, from event planning to home renovation.

We recently visited her Lampton Street property and once again we were amazed at how beautifully and efficiently her home renovations were executed. Her house is definitely a major plus for the rapidly re-developing neighborhood, and knowing Shannon, she will keep an eagle eye on her property to make sure it is maintained to the highest degree and her guests are respectful of her property and her neighborhood.

In addition, having been a long-time resident of the Paristown neighborhood, she wants only the best experiences for her friends and neighbors in the area.

Knowing Shannon as we do, Jim and I highly recommend that the Board rule favorably on her application.

Thank you,

Cathy Hill

The Chase Family
2396 Sydney Avenue
Louisville KY 40205
Telephone (502) 459-9648

The Chase Family

July 19, 2019

To Whom It May Concern:

This is a Letter of Recommendation and Reference for Shannon Mussleman in regards to her quest for the 600' ordinance variance. I have known Shannon for approximately 15 years.

My understanding is Shannon has owned her house in Paristown for much of her adult life. She takes a lot of pride in the neighborhood and is especially excited about it's recent revitalization. This is confirmed by the fact that she and her husband Bill recently invested a lot of money and time in making her home fully upgraded. The home's appearance is the ideal representation of Paristown's aspirations.

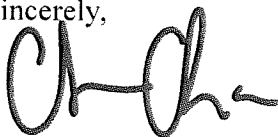
In addition, while visiting their open house on 1036 Lampton Street, they were very insistent on us eating at Brooke and Billy's. It was just another example of their authentic desire to support the neighborhood.

Shannon's primary residence is on the river and it floods frequently. They plan on using the home for personal use during these times. Unfortunately, that happens far more frequently and for a longer duration than anyone would desire.

Naturally, they intend to use it as a short term rental from time to time. Given the fact they recently invested heavily in the home and use it as a secondary residence, you know they will be very circumspect regarding the people who rent from them. They also have enough personal financial security whereby they are not desperate for the rental income from questionable renters. They will have a very high standard.

Their home is the showcase you want to promote if you want others to experience the renaissance of Paristown. I respectfully ask that you please consider them for the requested variance.

Sincerely,



Chris Chase

Crumbie, Jon

From: French, Christopher S.
Sent: Monday, July 15, 2019 8:09 AM
To: Crumbie, Jon
Subject: FW: Shannon & Bill Musclemman

FYI

-----Original Message-----

From: Carol Sullivan <george.stitches@gmail.com>
Sent: Saturday, July 13, 2019 7:32 PM
To: French, Christopher S. <Christopher.French@louisvilleky.gov>
Subject: Shannon & Bill Musclemman

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As a neighbor who owns a commercial building at 1004, 1006 Barret Avenue, I think Shannon's Lampton House would be a nice option to all the businesses on Barret Avenue to offer our customers housing if they would want to use it.

I am hoping you will grant Shannon and Bill Musselman a short term rental permit through Metro Planning and zoning.

Shannon has been a long term resident of Paristown Point. Shannon is an active, involved neighbor in the Paristown Community. The Lampton house has been updated to a beautiful home with a security system.

Shannon and Bill will keep an incredible close eye on their house and I think it will be an asset to the city. It will be a plus for the neighborhood.

Sincerely, Carol L Sullivan
Sent from my iPhone

Crumbie, Jon

From: Cindy Grissom <cgrissom@risceo.com>
Sent: Monday, July 15, 2019 9:45 AM
To: French, Christopher S.; Crumbie, Jon
Cc: Shannon Higgins
Subject: 1036 Lampton Street

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Dear Mr. French and Mr. Crumbie,

I am writing in support of the Short Term Rental permit and variance to the 600' ordinance for 1036 Lampton Street, property owned by Shannon Higgins and Bill Musselman. My husband, Greg, and I went to see the remodel of the property and attend the Old Forrester's Paristown Hall event on Thursday, July 27, 2019. Shannon is a long-time resident of Paristown Point and has been telling us all about her home and the community for a while, so we were excited to see it for ourselves.

They have done such a beautiful job on the remodel! It is so attractive and up-to-date with modern conveniences, new bathrooms and kitchen, open areas with lots of natural light and a top rate security system. It is obvious that they both love this property and the area. They encouraged us to check out the area and the nearby restaurants and businesses. We had dinner at Brook and Billy's before the show and were very impressed with the great food and welcoming service. They were very happy to have groups of tables referred to the restaurant by Shannon and Bill.

There is a lot of energy in the area and their house is a valuable addition for the development of the neighborhood. Shannon and Bill are very excited about introducing people to the area and building support for the community. This property will be a great option for individuals looking for a short-term rental and will draw sophisticated clientele for local businesses.

The home is lovely and the neighborhood economy will benefit from its use as a short-term rental property. We hope that the variance is approved so that we can recommend it as a home base for our friends and introduce others to this great community.

Thank you for your consideration,

Cindy Rice Grissom

If you are reporting a new claim to RISC, please use the claims@risceo.com email address.



Cindy Rice Grissom
Chief Executive Officer
PO Box 6709
Louisville, KY 40206
Phone: 502-897-1876, Ext. 110
Fax: 502-896-9518
www.risceo.com

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Crumbie, Jon

From: Carol Sullivan <george.stitches@gmail.com>
Sent: Saturday, July 13, 2019 7:52 PM
To: Crumbie, Jon
Subject: Lampton House

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As a neighbor who owns a commercial building on 1004 and 1006 Barret Avenue, I think Shannon Musselman's Lampton House would be a nice option to my businesses and the businesses on Barret Avenue. It would offer housing to our customers, out of town guests if they choose to use it.

Shannon has been a long time resident of Paristown Point and an active involved neighbor in the Paristown Community. The Lampton House has been updated and has a security system.

Shannon and Bill will keep a close eye on their property and I think it will be an asset to the city.

I am hoping you will grant Shannon and Bill Musselman a short term rental permit through Metro Planning and Zoning.

Sincerely,

Carol L Sullivan

Sent from my iPhone

Crumbie, Jon

From: Greg Russell <gregrussell31@gmail.com>
Sent: Friday, July 12, 2019 9:40 AM
To: French, Christopher S.; Crumbie, Jon
Subject: Shannon/Bill Musselman Short Term Rental

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Good morning,

I am friends with Shannon Musselman and recently I have been hearing about the absolute headache she has had to go through to get a short term rental permit. I want to let you all know that Shannon and her husband Bill are two of the nicest and most upstanding citizens I have ever met. They are actively involved in the Paristown community and because of that they take great care of the Lampton Street house. I have seen what the house looks like now and it is in perfect condition. The lawn is manicured, there is no trash, and the inside is spectacular!

Additionally, I have heard that the neighbors have had some issues with Shannon's plan. I am one of Shannon's potential renters in the near future and I can assure anyone from the local Louisville government and any of her neighbors that there will be no issues at all. Not only would I not want to cause issues, but Shannon and Bill care for the property extensively and I know they will keep a close eye on the house.

Please grant Shannon and Bill their short term rental license.

Kindest Regards,
Greg Russell

Greg Russell
B.S. Finance
University of Louisville '19
(216) 712-9811
Gregrussell31@gmail.com

Crumbie, Jon

From: Phyllis SanAngelo <oetken2140@twc.com>
Sent: Friday, July 12, 2019 10:33 AM
To: Crumbie, Jon
Subject: I am writing this letter in full support of Bill and Shannon Musselman's dream to start a short term rental of their home on Lampton. This will continue to be their own home away from home, so this guarantees the neighbors that it will be with outmost..

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Sent from my iPhone

Crumbie, Jon

From: Todd Underhill <toddunderhill61@gmail.com>
Sent: Wednesday, July 10, 2019 9:04 PM
To: French, Christopher S.; Crumbie, Jon
Subject: 1036 Lampton St

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Gentlemen- I am writing on behalf on Bill and Shannon Musselman. Not only are they Individuals of the highest character, they have done an incredible job in renovating 1036 Lampton. If we had more Bill and Shannon's in Louisville, we would be a much better place. As an Adaptive Reuse Developer for over 40 years, I think I am qualified to judge this type talent, and what is beneficial to our great City. Please approve the Short Term Rental App for 1036 Lampton. It is well deserved. Thanks

--

Todd Underhill
(C) 502.386.3617 gtu@uhill.org