

# Neighborhood Meeting at 804 Cannonside Dr.

## Regarding STR Non-Owner Occupied CUP

18Jun19

\*Meeting hosted and notes taken by emergency contact Michael Hogan.

Meeting was scheduled for 6pm. I arrived at approx. 5:15 to look the place over and make sure nothing needed my attention. At around 5:30pm I was met by the neighbor at 802 Cannonside, Jason. He was moving some of his personal belongings into the 802 Cannonside house, indicating that he intended to begin to reside there. I mentioned an elderly couple that I had seen numerous times at his property previously. He explained that they were renters and that he was moving back into his house. He asked if 804 was to be used as an Air B&B and then explained that he intended to short term rent his property from time to time as well. Jason mentioned concern over the new 600 ft rule with both of our properties operating as STRs, but my understanding is that he doesn't have a CUP permit nor is he applying at this point, so we don't view this as an issue for our application at this time. Assuming Jason is running 802 Cannonside as an owner-occupied STR on a part-time basis, then he wouldn't need a CUP and the 600 ft rule wouldn't apply.

Just after 6pm, a crowd of people began to filter into the house. I began taking names of attendees, but the attendees then started to bombard us with questions before we could take full attendance. Ben, who works with primary host Michael Eisenberg, called in on speaker phone to help answer questions.

The crowd displayed their concerns about the property being used as an Air B&B quite openly. Some were borderline hostile and some had genuine concerns. One woman in particular came from another street over, simply to complain that guests' headlights shine in her home, when they park their vehicles at the top of the driveway. This seemingly would be an issue regardless of whether a renter was long or short term. She said on numerous occasions that her husband was a retired attorney and that her daughter runs three Air B&B's in Portland, Oregon.

The seemingly most agitated neighbors were those who actually live within the cul-de-sac. Particularly a younger couple who live directly across the street (Scott and Austin Gilde). The wife, Austin, was very animated, very boisterous, and intent on making her case of a safety concern for the well-being of her newborn child. Another man, Rick Cassel, also lives in the circle and was also very and agitated and boisterous. His claims of STRs being ILLEGAL (repeated excessively) in this area echoed throughout the meeting. Our understanding is that we are eligible for a non-owner occupied conditional use permit in this neighborhood (as confirmed by Louisville Metro Design & Planning Services), so it seemed Rick Cassel was uninformed on

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this issue. A man named Ken (last name unknown) arrived late, asked many questions of Ben, did not like any of the answers received and made repeated claims that he was going to be in touch with a Council Person to address the matter.

Ultimately, despite Ben's asking what could be done to reach a compromise, the consensus of the crowd was to put a for sale sign in the yard and discontinue business on the property, even after it was explained to them that the property was being leased from the owner, and selling it was not an option that was at our disposal.

The neighbors had a number of legitimate concerns, most of which we believe we can address and mitigate any risks to the surrounding community:

- Guests parking on the street and congesting the roads – *we will explicitly tell guests multiple times before checking in that they have a limit to 4 cars and are only allowed to park in the driveway and garage.*
- Exterior of house aesthetics (trash, lawn, etc.) – *we have a local team of 4-5 ppl who will be taking the trash out, mowing the lawn and ensuring the property is in good repair on a regular basis (multiple times per week)*
- Concern around who our guests are – *we plan to check the reviews of any guests who want to rent at our property as well as conduct background checks.*
- Concern around the number of guests who would be allowed on property – *this is determined by Louisville Metro Planning & Design Services and given that 804 Cannonside is a 5BR, we can have up to 12 guests.*
- Noise produced by guests – *we have a strict no party/event policy and have also installed noise-sensing devices in the property so we are alerted if guests reach a specified volume.*
- Illegal drug use – *we have a no drug policy and we encouraged neighbors to call the police if they see this activity going on at the house.*
- Just not wanting STR activity around their properties / community – *this one is really hard for us to do anything about, and if we address all of the other concerns we don't think this complaint is fair or justified.*

When the neighbors concluded that they had heard enough, they made a mass exodus outside to the street and began to huddle and converse amongst themselves. I politely informed them that, as a retired law enforcement officer, that they should call the police for any and all illicit, illegal, or disruptive activity that they observe. I also told them that we wanted nothing more than to be good neighbors while we conducted our business and that I would be there at least once per week to maintain the outside appearance of the home. Should they have any need or concern, they should feel welcome to approach me when I am onsite.

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