

Schwager, Zachary D.

From: Colin <colinrclark@gmail.com>
Sent: Thursday, June 20, 2019 11:56 AM
To: Schwager, Zachary D.
Subject: Re: 19CUP1018 - Notices

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Zachary,

I am writing to provide you formal justification for my request to be excluded from the new 600 foot rule for the following reasons:

- Entire block to my north is currently occupied by industrial concrete company and vacant land
- Home originally purchased in June 2018 and formal Airbnb application began in winter of 2018; long before 600 foot rule existed
- Home loan approved by bank for the full purpose of ROI for an AirBNB property
- Historical documentation provides evidence of house & street always being a rental area
- Home was previously vacant for close to 3 decades with needles and homeless people dwelling inside of property
- Mold, structural issues & drainage issues prevented even the savviest of investors to steer clear of property
- All work performed to date has been approved by the historical committee & has followed all city guidelines; thus significantly improving the street

Let me know if you need more or if I need to edit any of my responses.

Thanks,
Colin Clark

Sent from my iPhone

On Jun 19, 2019, at 10:45 AM, Schwager, Zachary D. <Zachary.Schwager@louisvilleky.gov> wrote:

Colin,

Your case has been moved to the July 8 Board of Zoning Adjustment public hearing. Also, notices are ready to pick up and must be sent by June 21.

LDC 4.2.63.D.

The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to the nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. The provision shall not apply to a property in the TNZD district which required a conditional use permit even though it is the primary residence of the host.

A current map showing approved CUPs in the vicinity of your address is attached. As you will see, your short-term rental request (19CUP1018) does not meet this requirement. In order to be considered for approval, you will need to submit a written statement requesting relief from LDC 4.2.63.D. Your statement should state specific circumstances applying to your location that justify your request.

Please submit your statement in writing no later than Monday, July 1 so that it can be added to the record and forwarded to BOZA members for review in advance of your hearing. Any statement submitted after that date may or may not be considered by BOZA at its discretion. Let me know if you have any questions.

Zach Schwager
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-8219
<https://louisvilleky.gov/government/planning-design>
<image001.jpg>
<image002.png><image003.png>

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<19CUP1018_Formal_600FT_061919.pdf>