

Jones, Beth A.

From: Jason Lippa <jasonlippa318@gmail.com>
Sent: Monday, September 30, 2019 6:45 PM
To: Jones, Beth A.
Cc: Jason Lippa
Subject: Re: 19-CUP-0069 1261 S Brook

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

Hi Beth,

Below please find my written statement of Justification why the 600 foot rule should not apply in my case. Any feedback or input that you have upon reading my statement would be greatly appreciated.

There are currently three short-term-rentals within 600 feet of my property at 1261 S Brook St. I am seeking relief from the 600 foot rule for the following reasons:

1. 16CUP1035 (STR923831) is a property in which the carriage house (rear, alley-facing) is being utilized and listed online as the short term rental. This portion of the property is facing outward towards the perimeter and is on the cusp of the 600 ft radius. This STR's access is not connected to any major thoroughfare that is connected to my property. Parking to this unit is contained within the carriage house garage itself.
2. 16CUP1065 (STR922417) is a property also in which the carriage house (rear, alley-facing) is being utilized and listed online as a short term rental. This portion of the property is facing outwards towards the perimeter and the entrance actually falls outside of the 600 ft radius. It too is not connected by any major thoroughfare to my property. It should be noted that as of 9/30/2019, this property's STR license has expired (expiration 6/30/2019).
3. 17CUP1006 (STR920032) is a property that, even more so than the others, is on the very cusp of the 600 ft radius. This property is currently unlisted on any of the standard STR booking websites.

In addition to the above facts, I would like the board to consider the following information as it relates to my seeking relief from the 600 foot rule in my CUP application...

First and foremost, my property is not an investment property - it is my primary home in Kentucky and what I would consider it to be my dream home at that. I purchased the home in February 2019 with the understanding that I would be transitioning my time and residency from where my business was located (Denver, Colorado) to where my heart was, in Kentucky. Going into the purchase, I consulted with both my real estate agent as well as a property management company to understand local regulations as it related to STRs. I was told about the existing process and that there was nothing about the physical location of the property I was looking to purchase, with the proper permit, that would prevent me using it as a STR during the time in which my professional obligations required me to spend time in 2 different places. With a long term desire to spend all of my time in Kentucky, I am currently splitting my time 50/50 between Denver and Louisville. Being able to utilize my home as a STR for approximately 2-3 days per month is what allows my situation to be financially feasible. The addition of the 600 foot rule to the CUP requirements was an unexpected hurdle that, if it were publicly disclosed at the time I made the offer on my property, may have changed my decision/ability to purchase my home in its current location.

I also noticed that you are showing the Brook Street address as your address. Is this your primary address? If so, please submit two pieces of documentation in the form of a driver's license/state ID card, voter registration card, vehicle registration or federal/state tax returns.

Beth Jones, AICP, Planner II

Planning & Design Services



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD

444 S. 5th Street, Third Floor

Louisville KY 40202

502.574.6019

www.louisvilleky.gov/government/planning-design

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.