

July 14, 2019

Louisville Metro Planning and Design Services

444 S. 5th Street, Suite 300

Louisville, KY 40202

Attn.: Board of Zoning Adjustment

We are writing this letter to state our objections to the proposed short-term rental at 1291 Reutlinger Ave. We would like the Board to consider our objections and reject the proposal.

Our primary objection is the conversion of the property from a residence to a business. We ask the board to consider that by approving this request they would essentially be allowing a hotel to operate mere feet away from our and several other families' homes. The owner will not reside on site and the property will be entirely occupied by paying customers. We did not and would never choose to purchase a home this close in proximity to a business. Instead of neighbors living next door, we will now have to monitor a constant stream of strangers, who will have no ties to our neighborhood and no reason to care about or respect our community. If the people using the property become too disruptive, it will fall to the neighborhood to make a complaint to the owner or to the police. Our neighborhood will not benefit from this arrangement, but we stand to lose plenty.

At this time, there are 120 listings for the "Germantown" area of Louisville on the AirBnB website, many of which do not appear on the city short-term rental registry. Four of these are within a several hundred foot radius of our home. The many short-term rentals proposed or operating in our neighborhood could negatively affect the overall character, safety, and enjoyment of our area. It seems that it is only a matter of time before we no longer live in a neighborhood but instead, a commercial party and vacation district. We feel it is up to this board to protect our community and stop investors from turning neighborhoods into hotel districts.

Aside from changing the residential character of the neighborhood, there are several other issues related to operating a short-term rental that place an unfair burden on the community. Two of these are related to certain features specific to the Germantown area: namely, limited on-street parking and the extremely close proximity of houses. A business entering this equation could easily cause a nuisance for the neighbors. Lastly, we are also concerned there could be financial repercussions for the neighbors in close proximity to these short-term rentals. We are concerned about potential increases in homeowners' insurance premiums as well as the potential difficulties selling a home at full value. We feel that most home buyers would not choose to live next to a full-time hotel.

We appreciate the opportunity to express our concerns.

Gabrielle Wermuth

John Pierce Jr.

1289 Reutlinger Ave.

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