



OLD LOUISVILLE
NEIGHBORHOOD COUNCIL

May 11, 2023

Ms. Molly Clark
Metro Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202

Re: 23-CUP-0023 for 1342 South 2nd Street

Dear Ms. Clark:

The Old Louisville Neighborhood Council (OLNC), a nonprofit organization representing the 12 neighborhood associations and 10,000 residents of the historic preservation district of Old Louisville, is requesting that the Board of Zoning Adjustment (BOZA) follow the amended Land Development Code (LDC) as it pertains to Short Term Rentals in the Traditional Neighborhood Zoning District (TNZD).

A number of years ago, Louisville Metro Council listened to the concerns of Old Louisville residents about the proliferation of non-owner occupied short term rentals and amended the LDC to address this issue. The Land Development Code (which includes the TNZD) was amended to include language under Chapter 4, Part 2, Section 63(D) prohibiting non-owner occupied short term rentals within 600 feet of each other. The only way that this can be changed in the TNZD is via a conditional use permit approved by BOZA.

Louisville currently has a 30,000-unit housing shortage. Issuance of a conditional use permits for non-owner occupied short-term rentals exacerbates this shortage. We believe multiple short-term rentals within 600 feet of each other damages the fabric of the neighborhood's sense of community and runs counter to the TNZD's goal of restoring urban neighborhoods.

Today, we are concerned about 23-CUP-0023 [Staff Report identifies it as 22-CUP-0023] being requested for 1342 South 2nd Street. This is proposed to be a non-owner occupied short term rental. There are currently 5 short term rentals and 2 pending short term rentals within 600-feet of this property, all of which are located within the TNZD. The OLNC requests that BOZA follow the amended code passed by Metro Council and deny this conditional use permit.

Sincerely,

Luanne Maguire

Luanne Maguire
President