

## Proposal Letter

Dear Zoning Board:

I am a Family and Consumer Science instructor at Shelby County High School teaching classes such as Childhood Development, Life Skills, Foods & Nutrition, Fashion and Interior Design, etc. I am an empty nester with both adult children living out of state. I recently downsized, sold a large home in Weissinger Estates, Shelbyville, Ky and purchased an old fixer upper in Waddy, Ky. with my remaining funds, I wanted to invest in something that would also provide a retirement job/income to supplement my teacher's retirement.

After thought, prayer, and the right circumstances, my dear friend wanted to sell her home in Lynnview and move. We decided I would purchase this from her when she didn't want to invest in the updates. My desire was to improve, rent, and possibly make it my Louisville home nearing retirement.

The Lynnview home is a single family dwelling with 3 bedrooms, 1 bath, 1 living room, 1 dining room and kitchen/utility in a residential district. I do not have a mortgage on either property, I paid cash for both.

I would like to rent the entire home, mainly on weekends at my discretion. I live in both homes presently, but depending on the time of the year I am sometimes at one more than the other. Since I teach at SCHS, I am usually in Waddy, Ky most of the teaching week but will often be in my Louisville home on breaks, some evenings and weekends. I spent most of last July and August in Lynnview with my dog, Blu.

I very much enjoy the "hospitality" side of my teaching job and that will extend to my short term rental. I left a mint plant for my Derby guests, books and toys for the family that stayed 6 weeks and had several children that loved reading and games. By leaving such items as appropriate depending on the family's purpose in staying and making my guests feel welcome, they always have loved their stay in Louisville, Ky. The home is kid proof/friendly and includes a fenced in backyard and toddler bed.

This arrangement will provide me with the ability to keep improving the property, maintain the yard, a place to live, and a unique tourism spot for Louisville, Ky. Growing up on a farm in the southeastern county of Rockcastle, I have added touches that say "Kentucky" from all parts of the state from the tobacco stick art to the Derby decor.

Respectfully Submitted,

Renee Smith

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19-CUP-0239

July 28, 2019

To: The Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 21st District.

Re: Renee Smith plans to submit a development proposal to request a zoning change for 4800 Raven Road as a short term rental.



In accordance with the procedures of Louisville Metro Planning and Design Services, you are invited you to discuss this proposal before an application is filed. This will be an informal meeting to give you the opportunity to review and discuss the plan. This meeting will be held in addition to the established public meeting procedures of the Planning Commission.

The meeting to discuss this proposal will be held on : August 12, at 6:00 p.m. at 4800 Raven Rd.

At this meeting, Renee will explain the proposal and answer questions. Please attend to share thoughts, concerns, encouragement, etc. . Light refreshments will be served.

Contact info for Renee Smith is 502.758.6912 should you desire to RSVP or propose advance questions.

Thanks, Renee Smith

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# MINUTES

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## Attendees

John Blum - 4805 Bluebird Ave. 502.439.2821

Linda Plappert - 4807 Bluebird Ave. 502.966.9057 lindaplappert50@gmail.com

David Pearl - 1306 Pigeon Pass Rd 502.468.2233 david.pearl@cityoflynnview.com

Leigh & Dustin Neel - 4800 Kingfisher Way 502.418.1761 Leighneel3@gmail.com

Dudley & Pat Reaves - 4808 Kingfisher Way 4808 Kingfisher Way 502.636.3146 dudnpat@gmail.com

Courtney & Justin Matthews - 4802 Kingfisher Way 920.606.3362 photosbycourtney@sbcglobal.net

Renee Smith opened the meeting by welcoming and thanking everyone for coming. She explained she would also be taking notes for the meeting but wanted to answer/discuss all questions anyone may have.

She explained she had purchased the property from a friend and had slowly been making improvements and gave a summary of those.

Linda started by asking the questions of who mows and does the yard work.

Renee - I take care of this each week, usually on Sunday afternoons. I have also made many improvements to the outside but this has been slower because the focus has been inside first.

Question - Can you kick someone out? Yes! According to the terms of Airbnb if they are not following the house rules they can be told to leave.

Dudley - Would you like to know of problems? Renee's response - "Definitely, so I can take action or list in reviews".

Leigh - "I live across the street and have never seen or heard any problem or even them drawing attention to themselves."

Many reiterated that they didn't even know the home was functioning as a short term rental. It had gone unnoticed and blended into the neighborhood.

Pat - "We have stayed in several Airbnb's and have enjoyed them, glad we have this available".

Renee stated that one family had booked the house intentionally because their grandmother lives in Lynnview. She also said she would give their family members a discount for family only if they went through her directly.

Linda - asked about the noise level. Renee responded that yes, this is in the house rules. It was advertised as a quiet neighborhood and many travelers want just that for themselves. She also said she had learned of the noise ordinance from her caseworker, Jon Crumble and she would have that listed in information regarding the house and rules.

Dustin - Shared that it was a quiet neighborhood and he was probably the loudest one here. The others laughed and said no, even if you walk late at night, you are quiet. He also stated that he had been in the house before to stay and help when the owners were away and that Renee had done a great job fixing the house up. It was amazing the changes that were made.

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Courtney said she expressed disapproval at the council meeting. She said she told them at that time they voted that she was in favor of keeping short term rentals.

David said they were elected to represent the people.

Renee said, "We should be able to speak to our council members when we want to". She explained David had reprimanded her on the phone for talking to the council members.

David said they could "put it in a bubble" Let it happen and see how it goes. Then either make a provision or go through litigation.

Courtney expressed strong disapproval at using tax money to pay for attorney and court fees to fight something the neighbors were against in the first place. The others, except for David, agreed with her.

Johns said he understands what city council is trying to do to make the neighborhood better but they need to be educated about long vs. short term rentals. They are actually very different things. He explained that he has renters signs a short term rental contract. Renee said she would like to look at his and build in some more accountability other than what Airbnb/Virbo may do.

Pat - "I am thrilled you are doing this".

David said long term rentals have been a big concern. That is why the Council is so protective. They want to protect the character of the neighborhood. The intent has never been to limit residents or financial capability. They want a neighbor to succeed for others.

Dustin - We have been here 14-15 years and had some really bad neighbors during that time.

Dudley - Would it help if we went to the Council meeting?

Renee - Yes, anytime you can get involved in your city it is a positive thing.

What time is the council meeting? 6 pm on the 2nd Tuesday of every month.

Meeting ended.

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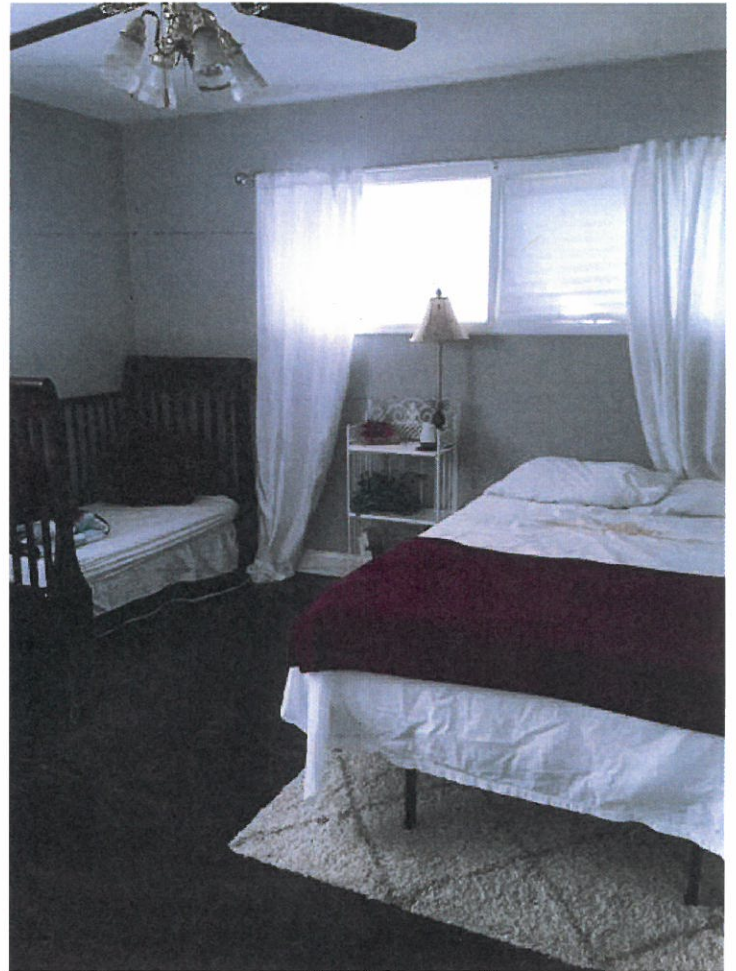
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# Bedrooms



Trundle Bed underneath twin bed



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