

Olga Vegvary  
1229 Rammers Ave  
Louisville, KY

3936 SE Grant St, Unit A  
Portland, OR 97214

## Justification Statement

February 26, 2023

Dear BOZA Member:

Thank you for taking the time to consider my case for a short term rental conditional use permit. Based on the requirements of Chapter 4.2.63 for conditional use permits, my house at 1229 Rammers Avenue meets all qualifications except for possibly one; Item D. I have been given a CUP proximity map by my case manager (Exhibit A). According to this map, there is one property straddling the 600 foot buffer line that has already been granted a CUP. I ask you to consider allowing an exception to Item D, if I am in need of one, and granting me a short term rental CUP because there are some facts about this pre-existing CUP that make the matter a little more nuanced. I also believe that a short term rental is not inappropriate to the neighborhood and is the best option given the circumstances.

### **1. The Pre-Existing CUP is not currently registered as a CUP nor is it registered as a short term rental.**

This CUP, #16CUP1041, located at 1137 Rammers Ave, is not currently registered as a CUP, nor is it registered as a short term rental. Exhibit B is a screenshot from the Lojic website that shows the property in question and shows that the layers for registered short term rentals and registered CUPs are turned on. Neither the green dot nor blue dot appear on the property in question. I have also searched on all popular short term rental platforms and do not see this property listed, giving me the impression that it is no longer an active short term rental.

### **2. Item D may not apply to this situation based on the wording.**

According to Item D, "The property on which a short term rental(s) is situated shall not be closer than 600 feet...to any property on which another *approved short term rental* that required a conditional use permit *is* situated." This italicized wording makes it seem like a CUP that is within 600 feet applies to an *approved* short term rental that is active. As shown in item 1, above, 1137 Rammers Ave does not have a current short term rental registration and is therefore not approved.

### **3. The CUP would not exist if it had not been grandfathered in.**

The CUP at this address was granted in 2016, before the 600-ft rule was established. If existing CUPs hadn't been grandfathered in as permanent when the ordinance took effect, this address would not have a CUP anymore because a current registration is required to maintain a CUP.

**4. More of the property is outside of the 600-foot buffer than inside the buffer.**

As shown on Exhibit C, the 600-ft buffer touches 1137 Rammers Ave, but 5/6 (or 83%) of the property is outside of the buffer. The difference between the address in question being within the buffer or not is so close, it could almost be considered negligible.

**5. My short term rental does not stand out nor make a negative impact on this neighborhood.**

Although my address is in a residential neighborhood, it is in close proximity to multi-family units and a commercial business. Within approximately 180 feet is Parrot Cleaners. Within 140 feet is a 6-unit multifamily building and about 260 feet away is another 8-unit multifamily complex. Ellison Avenue, which is an active through-street from Barret Ave to Goss Ave, is only three properties away from my house.

I have run my home as a short term rental off-and-on since June of 2020 and have had zero complaints from neighbors. It has already proven to not be a nuisance, but the neighborhood is already accustomed to some activity anyway.

**6. This is the best option for the neighborhood given my circumstances.**

Given my personal circumstances, keeping my house as a short term rental for the time-being is the best option for both myself and the neighborhood. I am currently caring for my 80-year-old father after my mom passed away in March of last year. He lives in Oregon so I am away from my home for long periods of time and I do not know when I will be returning full time. Renting the house out to long term tenants is not an option, as I do return periodically to my home. I do not fiscally have an option to leave it vacant while I am away, plus leaving it vacant could potentially cause more problems for the neighbors, bringing in potential squatters or just overall less upkeep on the house and property.

I sincerely thank you for your time and I do hope you consider my points that the CUP at 1137 Rammers Ave is not an active or registered short term rental, nor does it have a currently-registered CUP, making it questionable whether or not I am even in violation of Item D. Considering those points and that the majority of the house is outside of the buffer and that the neighborhood does not seem to be bothered by my short term rental, I hope a conclusion can be made that a short term rental CUP may be granted for my property.

Sincerely,  
Olga Vegvary  
503-863-6602

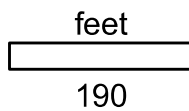
CUP PROXIMITY MAP



Legend

- Subject Site
- Buffer
- Approved
- Pending

**Case #22-CUPPA-0038**  
**Map Created: 12/15/2022**

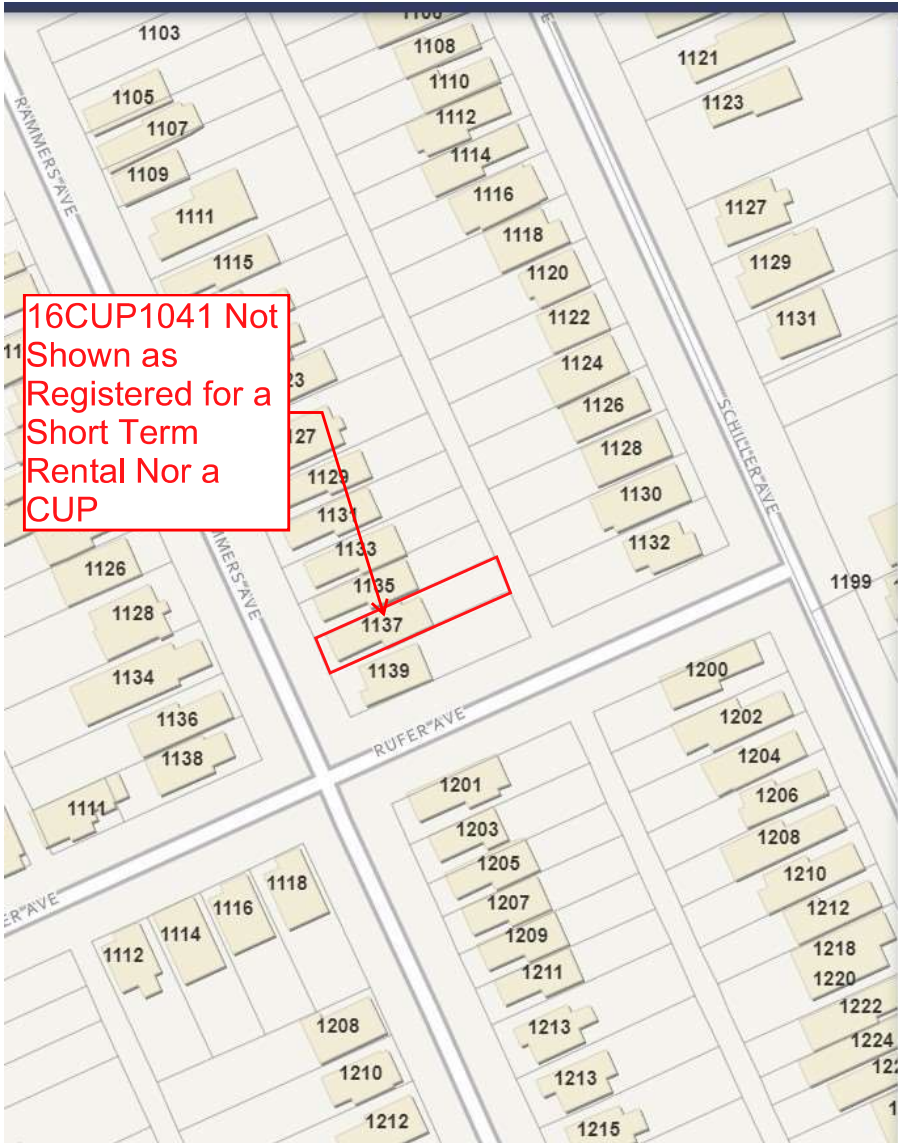


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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



EXHIBIT B



### Layer List

Layers

- Jefferson County KY - Short Term Rentals
  - Registered Short Term Rental - Conditional Use Permit (CUP)
  - Registered Short Term Rental
- Addresses
- Jefferson County KY Parcels
- Zoning



EXHIBIT C

Total Area of House: ~1264  
Area Inside Buffer: ~209  
Area Outside Buffer: ~1055  
Approx 5/6 of the house is outside of the buffer

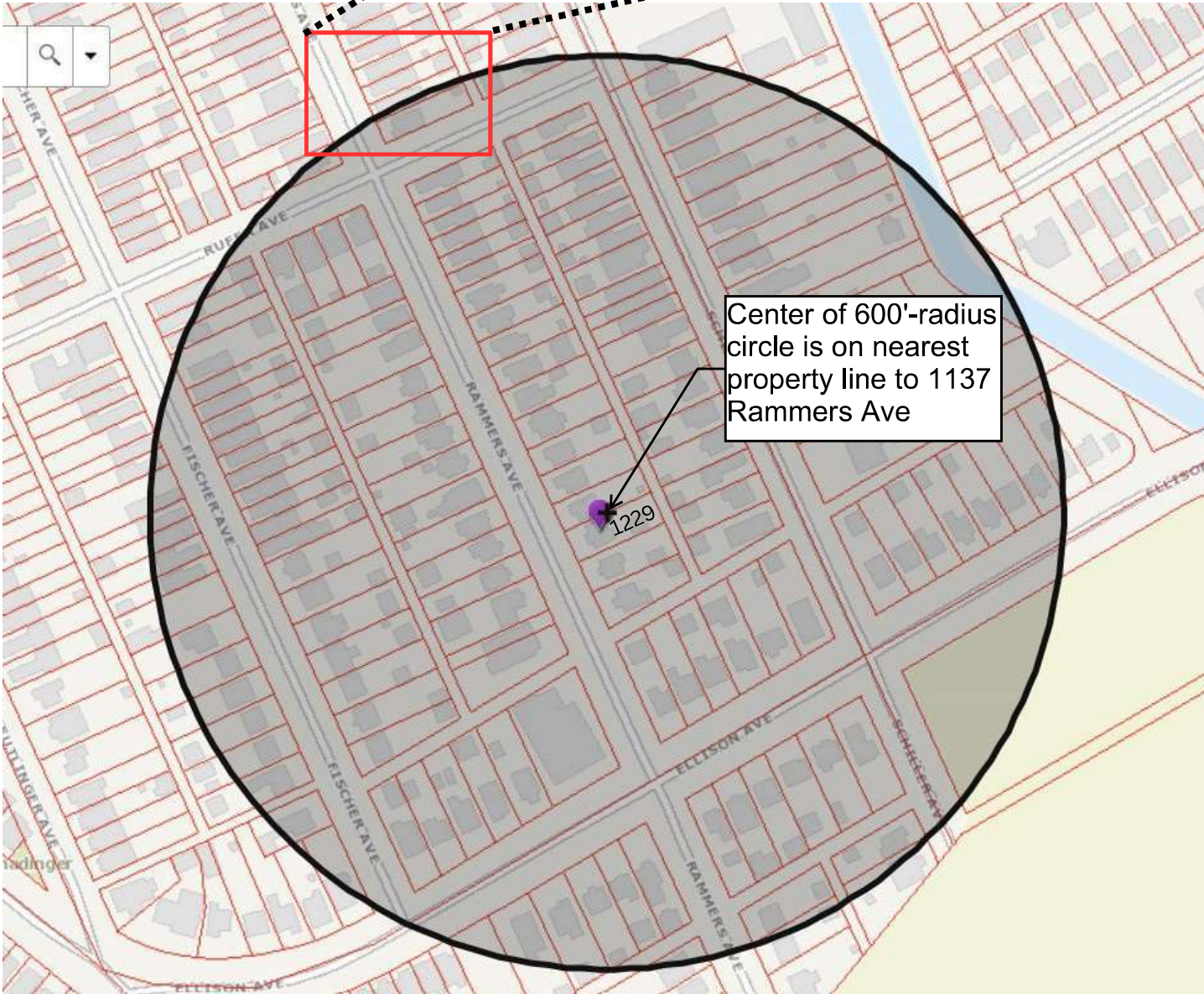
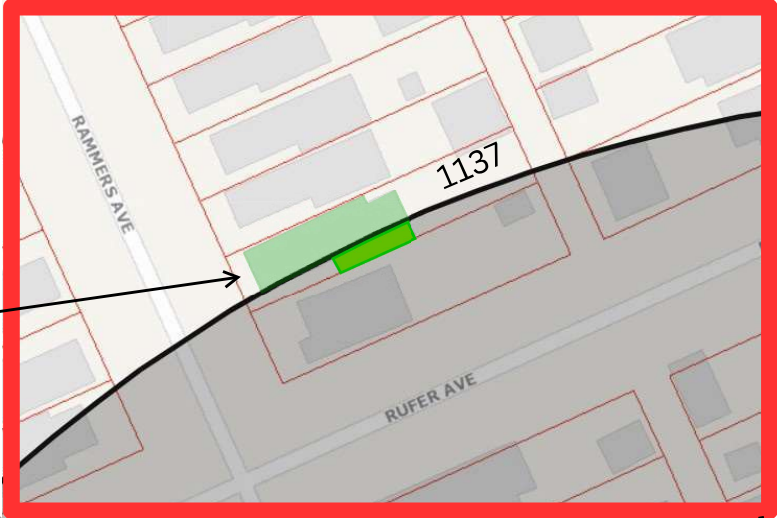




EXHIBIT D

