

22-CUPPA-0345: 3921 Marwood Place, 40213

Tuesday, January 10, 2023 at 6:00 PM

Name	Address	Phone Number
LYNNETTE FALKENBERG	3915 MARWOOD PL	502-214-0796
Mary + Mike Hovekamp	1712 Marwood Pl.	Mary 502-724-2557; Mike 502-724-2558
Linda + Harry Wahl	3923 Marwood PL	Linda 502-345-1470
Emily Gillioy	3918 Marwood Pl	502-475-9234
Mike Smith	3913 Marwood Pl	502-235-5995
Kathy Martin	3913 Marwood Pl	502-741-1009
DAN LEGA	3916 MARWOOD PL	347-730-9697
Sherelle Buchanan	1708 Marwood Place	502-440-4098
Turtis Frank	3919 Marwood Pl	502-473-8090
MARY BENSON	1714 GRENADE AVE	502-648-6973
Michael Gillioy	3918 Marwood Pl	502-263-9925
Geoff Wahl	District 10 LA	6095747110 geoff.wahl@louisvilleky.gov
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22-CUPPA-0345: 3921 Marwood Place, Louisville, KY. 40213

Tuesday, January 10, 2023 at 6:00 PM

ATTENDEES: Donna Baugh, Host and Harper Baugh, her spouse

First Tier Neighbors

Justin Franck
Larry & Linda Wahl

Second Tier Neighbors

Sherelle Buchanan
Lynette Faulkenberg
Michael & Emily Gillooly
Mike & Mary Hovekamp
Dan Lega
Kathy Martin
Mike Smith

Outside of Tiers

Mary Bensing

District 10 Legal Asst.

Geoff Wohl

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WELCOME & INTROS

Donna Baugh – Host

Harper Baugh – Donna’s husband, who assists with upkeep of house, etc.

THREE TYPES OF RENTAL PROPERTIES

- ✓ Long Term – 1 year or longer
- ✓ Mid Term – 29 days to 1 year
 - Of the 20 homes that received letters to this meeting, at least 3 of these are either long-term or mid-term rentals and not owner-occupied
 - These do not require any type of permit to operate other than registering with the city and paying the appropriate taxes
- ✓ Short Term – Anything up to 29 days
 - In 2019, our Metro Council updated guidelines that allow for short-term rentals as long as there is not already another one within 600 ft.
 - The exception to the 600-foot rule is if it is owner-occupied. If the owner lives there, they are allowed to rent out all or a part of their home for any duration of time, at their own discretion.
 - The next closest non-owner-occupied short-term rental is on the other side of Poplar Level, well over the 600-foot requirement.

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PROCESS FOR OBTAINING A STR LICENSE

- The first steps, which have been satisfied, are to submit a Pre-Application and to meet with Planning and Design Services. During that meeting, they will advise if the property is eligible to be a STR based upon the factors already mentioned. The manager assigned to this case is Molly Clark. She is no relation, just coincidentally has the same last name.
- The next step is our meeting this evening. It is a chance to introduce ourselves and the plan. It provided us with the opportunity to discuss any questions you may have and how we may be able to mitigate any concerns.
- Within the next couple of days, I will file a Formal Application, which will again be reviewed by Planning and Design Services. They will then forward to the Board of Zoning Adjustment, who will schedule it as an agenda item at one of their upcoming meetings.
- You will receive another letter once that date has been assigned, and there will be a sign placed in the front yard, as well.
- Anyone may speak at the meeting to express their thoughts. The Board will then vote to approve or deny the license based upon evidence presented.

OUR BUSINESS OBJECTIVE

Our primary interest is to market to travel nurses since we are only 1 mile from Audubon and a short drive to Baptist and Louisville Women and Children. In speaking with several travel nurses, they look for places that are in close proximity to the hospital as well as to groceries and places to walk or work-out. Their biggest requirements are to find safe neighborhoods, as many are traveling alone or in pairs to a city they are unfamiliar with.

If we are unable to secure rentals in this way, or if we have large gaps of availability, we will look to fill those with short-term renters on sites such as Airbnb.

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OPEN DISCUSSION

- ✓ **HOW MANY PEOPLE WILL BE ALLOWED TO STAY?**
The maximum, dictated by Louisville Metro is 2 per bedroom plus 2. For us, this is a 5-bedroom home, so the maximum allowed would be 12. We will likely advertise as a maximum of 10.
- ✓ **THAT IS WAY TOO MANY PEOPLE AND CARS TO BE IN OUR NEIGHBORHOOD. IT WILL MEAN TONS MORE TRAFFIC ALL OF THE TIME, MANY OF WHOM WILL BE SPEEDING THROUGH HERE AND ENDANGERING OUR CHILDREN/GRANDCHILDREN, WHO OFTENTIMES ARE PLAYING AND RIDING BICYCLES IN THE STREET.**
In our experience with our other STR, most people come in groups, not in several individual cars. As you have seen, we have recently put in a brand new driveway with parking pad in the rear. We can accommodate approximately 8 vehicles there.
- ✓ **CAN YOU ADVERTISE THAT PARKING IS ONLY ALLOWED BEHIND THE HOUSE AND IN THE DRIVEWAY, NOT ON THE STREET AND THAT THERE ARE CHILDREN AT PLAY?**
I am more than happy to include that in my listing; however, I do not think I can legally uphold it as there are no restrictions on the street.

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- ✓ **WITH NEW PEOPLE ALWAYS COMING AND GOING, WE WILL BE SUBJECT TO HAVING PEOPLE WITH CRIMINAL HISTORY (BACKGROUND OR EVEN CURRENT). WHILE AIRBNB DOES AN IDENTITY CHECK ON THE PERSON ACTUALLY RENTING, THEY COULD BE CLEAN WHILE THEY ARE BRINGING OTHER OCCUPANTS THAT ARE NOT.**

Airbnb, and I feel most every platform, does a good job of screening to the best of their ability. We would all be faced with the same types of things regardless of the type of rental.

- ✓ **FROM A LOU METRO PAROLE OFFICER WHO IS ONE OF THE NEIGHBORS: SET YOURSELF UP ON SITES SUCH AS KY COURTNET, JUSTICE EXCHANGE AND EWARRANT TO DO YOUR OWN BACKGROUND SCREENING IN ADDITION TO WHAT IS DONE FOR YOU.**

She and I connected further at the end of the meeting and discussed how I can use these. I'll definitely research them and put them in my toolbox!

- ✓ **HOW DO WE REACH YOU IF SOMETHING IS WRONG AND HOW FAST WILL YOU RESPOND?**

My phone number is on the letter you received. If you'd like a business card that would be easy to carry in your wallet or post on your fridge, let me know. I live 1.8 miles away, so it takes me less than 5 minutes to get here. My next door neighbor is my back-up person if I am going to be out of town, so someone is always available to respond to issues. I would ask that, if you have basic concerns, please call me first. If there should be a security threat such as fighting outside the house, etc. please call 911 first to get help started, and then call me so I can respond.

- ✓ **WHAT HAPPENS IF WE CONTINUE TO HAVE MAJOR ISSUES OR CALLS TO THE POLICE?**

Louisville Metro has it spelled out clearly that, should there be two or more substantiated complaints within 12 months, including both nuisance type and building code type issues, my license may be revoked.

- ✓ **DOESN'T THAT MEAN SOMEONE COULD JUST CONTINUE TO CALL AND HAVE IT REVOKED?**

The verbiage includes the word, "substantiated", so I would think that there would have to be evidence to back up the complaint.

- ✓ **YOUR DAD IS THE OWNER, AND HE IS CLEARLY UP IN AGE. WHAT HAPPENS IF HE PASSES AWAY? WOULD YOU SELL THE HOUSE; AND IF SO, WOULD THE NEW OWNER BE ABLE TO CONTINUE AS A STR?**

My dad is the sole owner of the home as my mother passed away in 2010. I am an only child, so all of his properties would become mine. While there are some that I wouldn't be interested in keeping, this is absolutely not one of them. Our plan is to be here for a very long time. I believe that, if it is sold, the new owner would have to apply to request to keep the license. This is something to double check the answer to.

POST DISCUSSION

As some of the attendees began to leave, we invited everyone to tour the house if they would like. Many accepted that invitation, and that gave my husband and I both an opportunity to talk one-on-one and in small groups with several people. While they certainly still have reservations and would most like to see only long-term or mid-term rentals, several stated they do feel better now that we have talked, and we all agree that only time will allow us to prove that we mean what we said about how we will take care of our property and be great neighbors.

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To whom it may concern,

We are writing to hopefully provide relief to those in a situation that we have already been through.

Bill and Donna opened the house directly nextdoor to us as a short term rental in 2022. When we were first informed of the change, we were a little concerned of what it might bring with it. Our side door and their back door are in a direct line of sight.

While we do see people coming and going from the home, we have never had anyone who caused us to feel worried or unsafe. Donna has made us feel comfortable with calling her if we ever do. We see her at the home regularly so we know she is a very hands on manager and willing to address any issues that may arise.

We hope this has helped relieve any concerns that a new neighbor of theirs might have.

Sincerely,

Lauren Adams and Seth Blake

3337.5 Preston Hwy 40213

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Loren and Robert Beard

3337 Preston Hwy., Louisville, KY 40213-1358

Cell: (502) 303-5402 * loren@iglou.com

January 8, 2023

Louisville Metro Planning and Design Services

444 S. Fourth Street, Suite 300

Louisville, KY 40202

Re: Clark Short Term Rental at 3339 Preston Highway, Louisville, KY 40213

To Whom It May Concern:

We have address this letter to the Louisville Metro Planning and Design Services but have provided it to the Clark Baugh family as a "progress report: about living one house away from their short term rental property at 3339 Preston Highway, Louisville, KY 40213. Although we were initially concerned that using this house for short term rentals would lead to problems such as excessive noise or large gatherings, we have had absolutely no issues since the short term rentals at this house began in 2022. We even believe there has been less noise than one expects from any neighbor.

We have included our names, address and contact information for any necessary official use, but we would prefer to keep that information confidential. I have given permission for the Clark family use any non-identifiable information from this letter as a show of support for how they have conducted business with their short term rental at 3339 Preston Hwy.

If you have any questions or need any further information, feel free to contact us.

Sincerely,

Loren and Robert Beard

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From: Hello <joedub1970@gmail.com>
Date: January 10, 2023 at 1:53:05 PM EST
To: Donna Baugh <donna.baugh14@gmail.com>
Subject: Re: Joe

Harper and Donna Baugh, along with Donna's father, own the property next to mine in Prestonia. Together they run an air bnb. Donna's father purchased the rental property a few years ago.

This past year they converted the property into an air bnb rental, as such, they are very active in maintaining the property and keeping it updated.

Joseph Wright

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