

Crumbie, Jon

From: Jeff Hughes <jhughes1553@gmail.com>
Sent: Sunday, November 3, 2019 7:48 PM
To: Crumbie, Jon
Cc: Deer Park N.A.; Coan, Brandon
Subject: STR Proposal 19 - 0153 - disapproval

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Dear Mr. Crumbie,

For your and the Board's consideration we at the Deer Park Neighborhood Association are submitting the attached letter detailing our disapproval of STR proposal 19-CUP-0153 regarding 1838 Deerwood Avenue, Louisville KY 40205. The STR request is in clear violation of the 600 ft. limit ordinance.

Regards,

Jeff Hughes
President, DPNA



DPNA-Opposition to STR CUP

Schwager, Zachary D.

From: gary rowland <kingburly@gmail.com>
Sent: Thursday, October 31, 2019 11:42 AM
To: Schwager, Zachary D.
Subject: Re: CUP at 1838 Deerwood Ave

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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On Thu, Oct 31, 2019, 11:40 AM gary rowland <kingburly@gmail.com> wrote:

Sir,

I strongly oppose the issuance of a conditional use permit for a short term rental at 1838 Deerwood Ave. The house is not owner occupied and is less than 600' from other short term rentals, so it violates the recently enacted regulations. Keep the area residential, not a commercial zone for motels! People I know who own short term rentals acknowledge the problems with renters.

Thank you.

Gary Rowland

Schwager, Zachary D.

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Wednesday, October 30, 2019 10:09 PM
To: Schwager, Zachary D.
Cc: Coan, Brandon; dpna@deerparklouisville.com
Subject: RE: 19-CUP-0153: Short-term Rental at 1838 Deerwood Ave.
Attachments: Distance 1838 Deerwood to 1631 Norris- 480ft.pdf; Distance 1838 Deerwood to 1836 Deer Park-161ft.pdf; Distance 1838 Deerwood to 1848 Shady-242ft.pdf

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Dear Mr. Schwager-

I wish to submit comment for the official record regarding the application for a Conditional Use Permit (CUP) for a short-term rental at 1838 Deerwood Ave. (#19-CUP-0153). This application should be rejected outright because it is not in compliance with Metro regulations governing short-term rentals. It is within 600 feet of three existing short-term rental CUP addresses: 1631 Norris Place (480 ft. away); 1836 Deer Park Ave. (161 ft. away); and 1848 Shady Lane (242 ft. away). These distances are documented in the attached LOJIC maps.

Thank you for your consideration and documentation of my comments.

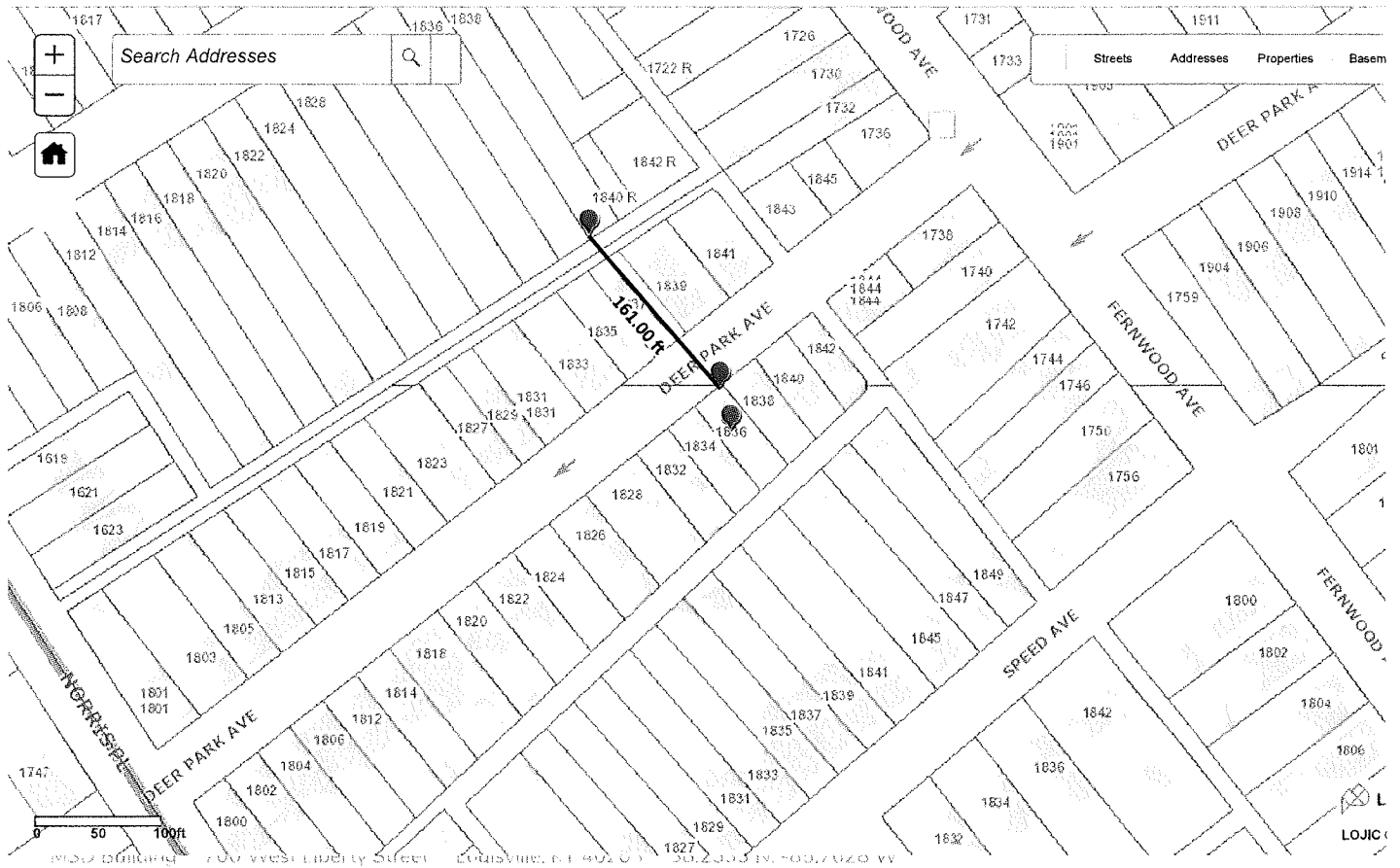
Sincerely,
Curtis Stauffer
1921 Maplewood Place
307-690-0981

Sent from [TypeApp](#)



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Distance from proposed short term rental at 1838 Deerwood Ave (19-CUP-0153) to existing Short-term Rental CUP at 1631 Norris Place Site by Net Tang



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Map by Bing Maps

Distance from proposed short term rental at 1838 Deerwood Ave. (19-CUP-0153) to existing Short-term Rental CUP at 1836 Deer Park Ave.



Distance from proposed short term rental at 1838 Deerwood Ave (19-CUP-0153) to existing Short-term Rental CUP at 1848 Shady Lane



11/03/2019

Louisville Metro Board of Zoning Adjustment
444 South Fifth Street, Suite 300
Louisville, KY 40202

Attn: Jon Crumbie

Subject: 1838 Deerwood Ave.
Case Number 19-CUP-0153

Dear members of the Board of Zoning Adjustment,

The Deer Park Neighborhood Association would like to go on record as opposing the request for a Conditional Use Permit for the property at 1838 Deerwood Avenue.

The Deer Park Neighborhood plan (part of Cornerstone 2020) has set out definitive goals for the neighborhood in which this property sits. Clear statements for land use include:

LU 5: Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace corridor along Bardstown Road.

The plan also seeks to “preserve the residential character of the neighborhood interior” and “single family dwellings.”

Louisville Land Development Code Chapter 1 Part 2 Definitions defines residential use as:

Uses associated with permanent residential occupancy in the form of a dwelling unit (**permanent means for at least 30 days in duration**). Specific uses such as bed and breakfasts, boarding and lodging houses, hotels, motels and extended stay facilities where stays can be less than 30 days in duration shall be considered commercial uses.

Clearly, STR's fall under the category of "commercial," not "residential" use as defined in the Land Development Code.

Furthermore, the property in question is less than 600 feet from existing STRs holding a CUP at 1631 Norris Place, 1836 Deer Park Avenue, 1848 Shady Lane, and 1722 Fernwood Avenue, which puts it in opposition to one of the essential requirements of the ordinance passed recently by Metro Council concerning these CUP's.

We are hopeful that the Board shares in our decision to deny these requests.

Thank you for your time and attention.

Submitted by The Deer Park Neighborhood Association