

Boyd STR CUP

22-CUPPA-0213

Letter of Explanation for the Proposal

To Whom It May Concern:

Conrad and Kassandra Boyd, property owners (herein referred to as "we/our/I/my"), are seeking approval for a Non-Owner Occupied Short-Term-Rental Conditional Use Permit (STR CUP) for 1332 S Floyd St, Louisville, KY 40208.

Our property at 1332 S Floyd St consists of a main house (3 bed, 2.5 bath) and a carriage house (2 bed, 1 bath). Therefore, there are 2 separate dwelling units consisting of 5 total bedrooms. Our occupations are Accountant (Conrad) and Pharmacist (Kassandra). Currently, we are living in the main house while we finish renovating the carriage house and a portion of the main house. Once we are done with renovations, our plan is to live in the carriage house and rent the main house as a STR. However, we are not planning to live in the carriage house forever. So, our long-term vision is to operate both houses as STR's. We are seeking approval for a CUP to operate a STR for 1332 S Floyd St, covering both the main house and carriage house on the property.

We will begin our justification for the CUP with the many benefits of us operating a STR in Old Louisville.

1. STR properties require elite visual appeal and constant maintenance, which benefits everyone in the neighborhood.
 - a. Maintaining a high quality of the property improves surrounding property values, attracts high quality guests to the area, and provides a sense of pride for the neighborhood.
2. STR properties increase the supply and variety of tourist accommodations, making travel more affordable for visitors, while providing a unique, personal experience.

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- a. The ideal guest for our property would be a family or large group who would find it much more affordable than renting multiple hotel rooms.
3. STR properties promote regional tourism, which benefit local businesses, restaurants, and various other industries that drive the economic growth of our city.
 - a. Louisville has so many things to offer, and the more visitors come to our city, the more revenue our local economy earns, which in turn benefits everyone here.
4. STR properties provide a source of tax revenue for the city, which enables the local government to deploy those tax dollars back into the community, benefiting everyone in the area.
 - a. These tax revenues can be used by the local government to fund housing services to support affordable housing programs in Louisville.
5. Our property offers excellent access to amenities.
 - a. 1332 S Floyd is less than 5 miles from downtown, the airport, various hospitals, amazing restaurants, and many other great amenities and attractions.
 - b. 1332 S Floyd is one street away from I-65, so there is already a high noise level in the area, and many guests will value quick and easy access to a main interstate.
6. 1332 S Floyd St is an embodiment of the spirit of Old Louisville.
 - a. This property is a true comeback story!
 - b. The back half of this property burned to the ground within the last 10 years. Even before that, it sat vacant for several years, per discussion with several adjoining property owners (APO's).
 - c. The windows were also all busted out and the neighbors recall many unwanted individuals trespassing in and out of the property and through their yards as well.
 - d. It is clear that this property has been neglected for many years, and has been a burden on the neighborhood as a whole. Not only has this property been an eye-sore, but the history of its deterioration and neglect encouraged unscrupulous behavior from passerbys that negatively impacted the neighborhood.
 - e. However, this property was gradually completely rebuilt and remodeled over a period of several years from 2018-2022.

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- f. The neighbors have expressed many times how excited they are that it has been brought back to life and restored to its intended beauty.
- g. Much like the spirit of Old Louisville, the character of the neighborhood received a boost of positivity when this property was revitalized, and now we have the opportunity to continue adding value to the neighborhood by improving the property even further and hosting a variety of wonderful guests that eagerly come to enjoy time in our amazing city.

In fairness to the opposition of this CUP, we will now address the potential concerns of us operating a STR in Old Louisville, and provide remediation for potential concerns.

- 1. Potential concern: "A STR takes away from affordable housing."
 - a. We are also living on the property, and being able to rent it out as a STR helps us afford to live in this beautiful neighborhood.
 - b. At the macroeconomic level, STR's have a relatively small impact on the problem of housing affordability.
 - c. The main drivers of housing affordability issues in our economy are not STR's, rather:
 - i. Costs of land, construction, and development of new housing units.
 - ii. Significantly slower income growth compared to increase in housing costs.
 - iii. Stricter regulations and credit requirements for purchasing a house, limiting the pool of individuals who can own a home.
 - iv. "Not-in-my-backyard" sentiment.
 - 1. Analysis of the British Social Attitudes Survey by Matthews et al. (2015) finds that owner-occupiers are significantly more like than renters to oppose new housing development in their local area.
 - 2. This issue has been around long before the rise in popularity of STRs, and is completely uncorrelated with STRs.

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- d. In a study by Oxford Economics, "[Oxford's] findings suggest that adopting stricter regulations on STR's is unlikely to solve the housing affordability crisis faced by many American households, in both the rental and homeowners' market."
 - e. As previously discussed, STR's provide the city with additional tax revenues, which can be used by the local government to fund housing services to support affordable housing programs in Louisville.
2. Potential concern: "600-foot-rule."
- a. Yes, we are aware of the 600-ft-rule. In fact, before we even put an offer on this property, I spoke with a representative at the P&D office about the situation to obtain guidance.
 - i. During our due diligence process for consideration of purchasing this home, I spoke with Andrea Luago at the P&D office to inquire about the 600-ft-rule and to confirm whether or not it would cause any issues with this property, as well as gather a brief overview of the process to make this a STR.
 - 1. During that phone call on May 27, 2022, I explained that we were looking at a property that consisted of a main house and separate carriage house at 1332 S Floyd St in Old Louisville.
 - 2. Per Andrea, she said that since this property is zoned TNZD, the 600-ft-rule does not apply.
 - 3. Looking at the map of CUP's on the Lojic site, I listed off several specific addresses and asked the clarifying question that even though these other CUP's are within 600 ft of this address, we are still eligible for a CUP?
 - 4. She confirmed that 1332 S Floyd St is eligible for a CUP, and stated that the CUP would cover both the main house and the carriage house for the operation of STRs for both houses.
 - 5. Additionally, we can see that per section 4.2.63, paragraph D, of the Louisville Metro Land Development Code, "[The 600-ft-rule] shall not

22-WR-0395

apply to a property in the TNZD district which required a conditional use permit".

6. Based on the information gathered from this conversation, we proceeded to purchase this property.

b. At the time we purchased this property on July 21, 2022, there were no other CUP's on our block of S Floyd St.

i. It was only after talking with neighbors after the purchase that we discovered 1338 S Floyd St was just issued a CUP for STR a couple doors down from us after we closed on our property.

ii. However, after talking with 5 APO's on multiple occasions, they all were excited to hear about our plans to convert our property into a STR as well.

iii. These APO's all separately agreed that a STR at our address would be a tremendous benefit for the neighborhood.

iv. Additionally, I also reached out directly to the owner of the STR at 1338 S Floyd to introduce myself and illustrate our vision for the property.

1. He responded enthusiastically and encouraged the idea of us converting our property to a STR as well, as he is also a believer that STR's have the power to positively impact a neighborhood for the better.

3. Potential concern: "The property will be too noisy with so many guests."

a. The area is already naturally more noisy than other areas of Old Louisville, as it is only one street away from I-65.

b. We are planning to install noise sensors on the property to monitor noise levels of our guests.

c. We are planning to install exterior security cameras on the property to provide guests with a sense of security, as well as keep an eye on out for unregistered guests, etc.

d. We are planning to implement house rules with any guest that stays on our property. At the top of the list is, "no parties".

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- e. We are planning to implement a rule that we will not rent to locals, as this rule should deter would-be partiers from abusing the property.
- f. As owners of this property, there is nobody more concerned about how the house will be treated than we are.
 - i. We will review each application for a STR booking and approve only those guests whom we believe will be respectful to the property and the neighborhood.

In conclusion, the benefits of a STR at 1332 S Floyd St far outweigh any potential concerns. Many APO's have expressed positive sentiment and encouragement towards our plans, and we can see that the potential concerns are not really valid concerns at all. Overall, the consensus is that allowing us to operate a STR at this location will directly contribute to a positive influence of the character of the neighborhood.

Thank you for your consideration with our STR CUP proposal. We appreciate your time and effort and look forward to hearing about next steps.

Respectfully,

Conrad and Kassandra Boyd

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