

August 28, 2018

To the Adjoining Property Owners, Neighborhood Group Representatives, expressing interest in this area and Metro Councilperson for 8 District Brandon Coan.

Sienna Properties LLC, plans to submit a development proposal to request a Conditional Use Permit for 1919 Maple Wood Place, Louisville, KY 40205. We are applying for a Short Term Rental Conditional Use Permit for the purpose of operating an Airbnb.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss the proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his/her representative. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment who will hear the case.

The meeting to discuss this development proposal will be held on September 20th from 6:00-7:30pm at 1919 Maplewood Place, Louisville, KY 40205.

At this meeting, Sienna Property LLC will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and share your thoughts.

Thank you,

Ashley and Paul Brown
Sienna Properties, LLC
502-345-2830
Ashley@semonin.com

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Neighborhood Meeting Minutes
1919 Maplewood Place, Louisville, KY 40205
September 20, 2018 from 6-7:30 p.m.

Welcome to our neighborhood meeting, please be sure to sign in.

Purpose for meeting:

We are applying for a conditional use permit for short term rental, for the purpose of running an Airbnb. A short-term rental is a dwelling unit that is rented or leased for tenancy for less than 30 days. Part of the process to obtain this permit, is to host a neighborhood meeting. We will discuss the details of this proposed permit with you, and then take questions.

Who was notified of this meeting:

We sent written letters to adjoining property owners notifying them of this meeting. See the attached map; these property owners were identified by Planning and Design Services as first and second tier properties. Neighborhood group representatives were also contacted by planning and design.

General information:

Property owners
Sienna Properties Two LLC
2 Managers/Members
Ashley and Paul Brown
1806 Shady Lane, Lou, KY 40205
502-345-2830, 502-817-5560
Ashleyberrybrown@gmail.com

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-We will be managing this Airbnb ourselves. We live in the neighborhood and are invested in keeping our property well maintained. We plan to have exterior security cameras so we can monitor our guest for any large parties, which will not be allowed. We currently own several single-family rentals and commercial properties. We do have a backup manager we can contact if we are out of town or unavailable to provide any support or maintenance to our properties.

-3 bedrooms, 2 full and 1 half bath. The maximum allowed occupants for this short term rental is 10 people. This home is currently being renovated. We are hoping to be a functioning Airbnb within 6 months.

-We will be using the Airbnb site for our bookings. Airbnb has a fair two-way review system. Guests and host review each other after each reservation is complete. Before hosting a guest, we will check out their reviews from other hosts.

-Current parking at property is 5 spots (2 in drive way, 2 in garage and 1 allowed street parking). We are hoping to also extend our parking by 3 spaces. Depending on what planning and design allows. We are hoping to add a parking lot in the back of our property.

-After this meeting we will have a hearing before our permit is granted. It takes 2-3 weeks to schedule a hearing. At the hearing we will present your questions and our proposed solutions.

-For any additional information, see the attached planning and design short term rental information sheet.

Questions:

Kory Wallinga- Hi, just want to introduce myself. I live next to the Airbnb on Stevens and I'm so happy with them. Yard looks great and house is being taken care of. Meet some interesting people.

Paul Brown- Nice to meet you. Take our contact info if you ever need to reach us.

Phyllis Schwalm- My husband is out of town and he wanted me to come. He is not happy about this. He wrote a letter to the councilman. I am more liberal in my views.

Ashley Brown- We are happy to discuss any of his concerns

Charlotte Noel- Does Airbnb check for sex offenders? We are going to fight this. I've written letters to Deerpark, my city and state representatives. I'm retired and have plenty of time to fight this. We own our sidewalks and are responsible of anything that happens. I don't want strangers walking on our court.

Paul Brown- Not sure, airbnb makes guest provide a driver's license and picture of each guest. There is a 2-way review system for us to see how they have done in the past as guest. Guest also have the ability to review host. We only plan to rent to people with excellent reviews. Even if we sold this property there's no way of knowing who would move in. If we rented it long term we would not be required to do background checks. We will be renting through airbnb and will have house rules that all of our guest will have to follow. The home right behind us on Stevens is an Airbnb. How has that been?

Charlotte Noel- It's got some connection with Bellermine and students. It's been there for 4 years and they haven't been a problem but Bellermine uses that for their students.

Paul Brown- We will have to check into it. It's always rented out on the weekends and seems like they don't cause any issues. It's always quiet.

Sharron Vittitow- and Peggy Pierce - Are there any deed restrictions that would prevent this Airbnb? Will I get notified of the hearing.

Ashley Brown- No, we are unaware of any deed restrictions. Conditional use permits only apply to the current owner and have to be registered every year. It's not transferrable to other

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owners and the permit is conditional so it can be revoked. You will get a notice in the mail with the date of the hearing.

Curtis Stauffer- I don't like this and will fight this. Why not a long-term rental? I want my small child to know their neighbors. I don't think it's appropriate for an Airbnb to be in this neighborhood setting. We don't want parties all night. 10 people that seems like too many. As parents of a small child, how would you feel if an airbnb was your neighbor?

Paul Brown-We have more money invested in this property and would like to do an Airbnb because it has greater cash flow. Also, it gives us more flexibility, we have plans to move here in the near future while we renovate our home on Shady Lane. We love this neighborhood and want to show others how great it is. We don't want a party house either and will have house rules to enforce this. We are willing to reduce the number of allowed occupants to 6. We have a lot of money, time and hard work in this home and we also do not want this to turn into a party house. We plan to upkeep the place in excellent condition.

Peter Neihaus- Does this permit allow for Airbnb on your 1919 Maplewood R lot? This is a walking court a haven for the working class. We love how quiet our court is and we don't want to have a loud party house. We don't want strangers walking down our court. This is a quiet and peaceful court we keep to ourselves we are worried about derby parties. We are afraid people will urinate outside.

Ashley Brown- Conditional use permits are specific. There is only 1 single family unit on this property so it applies to that unit... Say if it was a duplex I believe both units have to get permits. This court is right off of Bardstown Rd so controlling who walks down it would be challenging. We will have security cameras on the outside of the property to monitor for loud parties. They will not be allowed. We love this neighborhood too and want to be good neighbors. This home is a 2.5 bath home there should be no reason for that kind of behavior. We will have a cleaning service and grass cutting service weekly so the property should always be kept in great condition. We will continue our renovations and want to make improvements to the neighborhood with this home.

Sharon Vittitow- The place is looking so much better. How did you get the cars out of here? I see you all are making the place look a lot better.

Paul Brown- It has come a long way already. The owners gave us possession with all of their personal belongs still inside. They were hoarders so it took 2, 30 yard dumpsters to just see the floors. We have big plans to make this place a beautifully renovated home.

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ng Attendance Sheet

| Name | Street Address | Zip | Phone | Email |
|-------------------|--|----------------------|------------------------------|----------------------------|
| ✓ Phyllis Schwalm | 1920 Maplewood | 40205 | 418-1446 | JSCHWALM@BELLSOUTH.NET |
| ✓ King Walking | 1922 Stevens Ave | 40205 | | |
| ✓ Sharon Vitale | 1917 Maplewood | | 502-487-3298 502-489-3900 | bisquit4445@gmail.com |
| ✓ Cassy Ferree | Sister 1913 Maplewood 1010 Old Salem Rd. | Lanesville, IN 47136 | | |
| ✓ Charlotte Hall | 1913 Maplewood | 40205 | 502-744-2081 | |
| ✓ Lucy Hoffman | 1971 Maplewood | 40205 | 307-640-1421 | |
| ✓ PETER NZEHAUS | 1922 Maplewood Pl | 40205 | 502-836-6990 | PETER NZEHAUS 21@GMAIL.COM |
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