

1550 Frankfort Ave

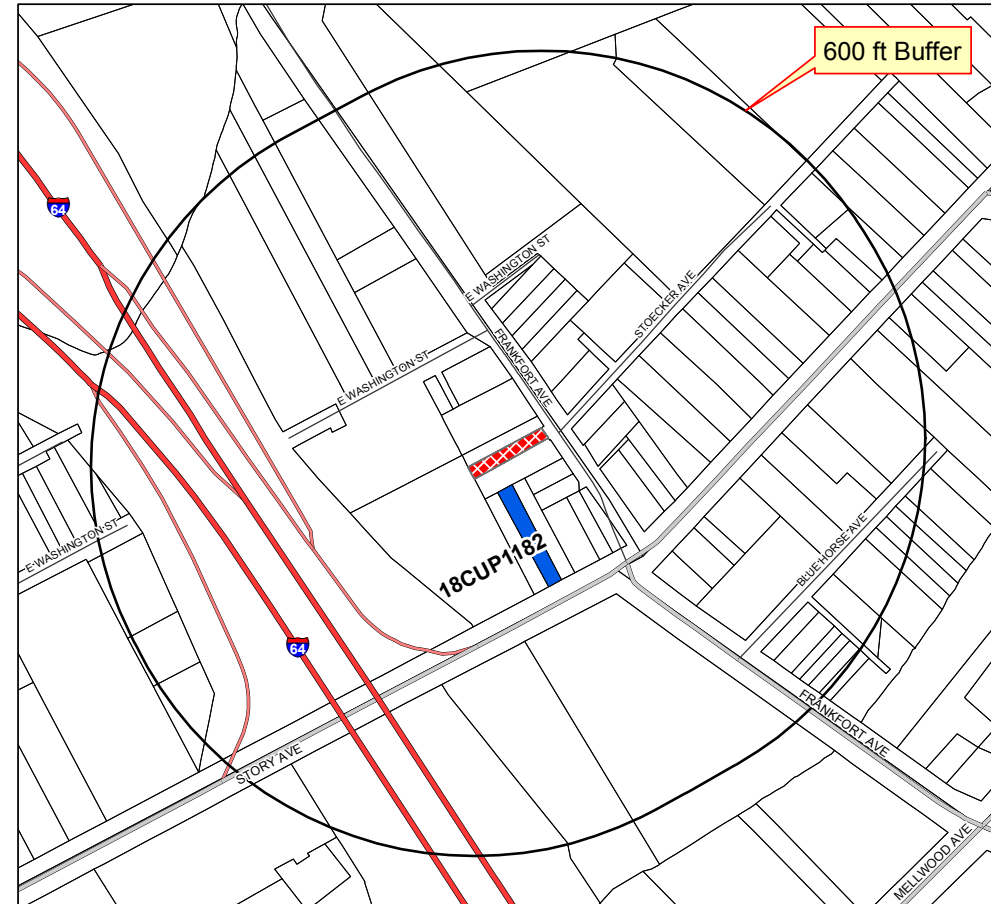
Zack Pennington

19-CUP0015

8-19-19

Request for Appeal

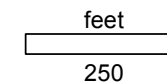
- On 8-9-19, Case Manager Steve Hendrix informed us that application 18CUP1182 was approved
- That property is within the 600-ft. radius, so our application requires an appeal for approval



Legend

- Buffer
- Subject Site
- Approved

Proximity Map Case # 19-CUP-0015



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



History of STR Compliance

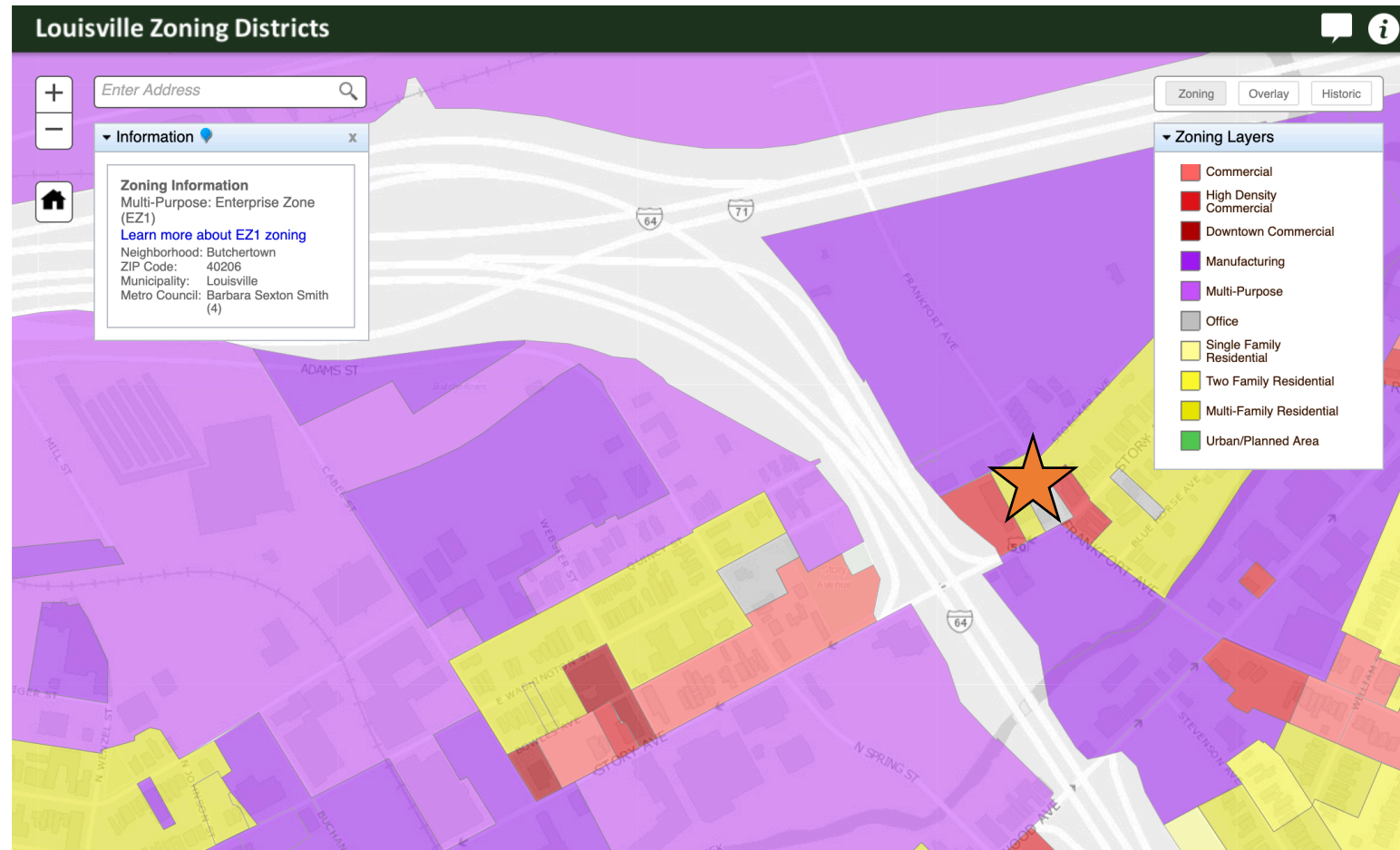
- Prior to our CUP application for a Non-Owner-Occupied STR, we were renting our home in compliance with the Owner-Occupied requirements.
- Registration number STR928072
- Received 5-Star Ratings and Airbnb Super Host status
- Tax reporting compliant

CUP Application Timeline

- CUP Pre-Application was submitted in mid-March
- Metro's published timeline indicated a turnaround time of 21-28 days
- Due to high volume at Metro PDS, we weren't able to submit the formal application until ~90 days later.
- 18CUP1182 was submitted only two weeks prior to ours
- During that timeframe, the regulation regarding the 600-ft rule was approved by Metro Council

Unique Neighborhood Makeup

- 600-ft rule is to protect and preserve residential neighborhoods
- Our neighborhood is more commercial than most (our house is R7)
- Our house is located near a very loud and busy intersection (Frankfort Ave and Story Ave)



Unique Neighborhood Makeup



Unique Neighborhood Makeup

- Spoken with neighbors, held a successful neighborhood meeting, and have received their overwhelming support
- Neighbor to the North is the restaurant Pizza Lupo
- Neighbors across the street are The Butchertown Social and Sergio's World Beers
- Neighbor to the South is an interior design firm
- Down the street from the Botanical Gardens and Lynn Family Stadium
 - Both projects will bring more new guests with limited options of places to stay
- Down the street from Allied Concrete and the LMPD Vehicle Impound
 - Their vehicles are loud, constant, & more disruptive than any guests could be

Benefits to our Neighbors

- The restaurants, bars, shops, and attractions benefit from an increase in out-of-town guests staying in the area
- Nearest traditional hotel is >1 mile away (AC Hotel NuLu)
- Past guests patronized the locally-owned establishments nearby
- Spoken with the owners/operators of these businesses and have been given their blessings

Personal & Business Ties to Butchertown

- Louisville residents since 2003 (Zack) and 2008 (Jacy)
- 1550 Frankfort Ave is our first home purchase
- Both employed by Louisville companies
 - Traveling back to Louisville monthly, weeks at a time, and want the option to stay in our house/neighborhood
 - If denied by the city to keep our property an STR, we would lose that option
- Part owner of two local businesses in the Butchertown/NuLu area
 - Flying Axes and NoraeBar

Conclusion

- We are not out-of-town developers without ties to our neighborhood
- We are located in a heavily commercial and multi-family neighborhood
- We would be only the 2nd CUP in the 600-foot radius
- We've been compliant with STR regulations from the beginning and throughout the changes
- Our neighbors support and greatly benefit from our STR
- Our CUP would maintain our ties to the community and promote our neighborhood to future visitors

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