

**Board of Zoning Adjustment**  
City of Louisville

March 29, 2018

Dear Board Members:

This letter addresses my husband and my concerns regarding the request for a conditional use permit to 1267 Willow Avenue.

My husband and I own a home at 1289 Everett Ave, which is approximately one block from 1267 Willow Avenue. We know many of the owners of houses on Willow and understand the concern of neighbors whose properties are near the house that has been operating as a "boutique hotel" for well over a year. As a consequence, we attended the Neighborhood meeting held at 7:30 p.m. on February 14, 2018. We were encouraged by the number of concerned neighbors who attended this meeting and we were dismayed to hear the long list of infringements that occurred at 1267 Willow Avenue and the decline in the quality of life of the neighbors, who had to put up with loud and obnoxious guests. We understand our neighbors concerns as we too had a disruptive AirBnB that run at a house adjoining ours until last month's BOZA hearing.

Mr. Woehrle was unprepared for this meeting. He could not remember how long he had been renting this property, how many legal bedrooms were contained in the main house, much less in the carriage house. He was unclear as to whether he would only rent the main house or also would be renting the carriage house. He could not even inform the neighbors of how long it had been since he lived in the neighborhood. He told us about his daughter and her living situation in detail as well as other items that had little relevance to the hearing about his property. None of what we heard regarding the way he handles the property is consistent with the tenor of our neighborhood. While we all have houses that have about the same square footage as 1267 Willow, we do not try to cram 2 x # bedroom + 4 into our homes on a continual basis. We maintain two cars, which still makes for tight parking on all of the streets in the Cherokee Triangle. We do not expect that if we have an unruly guest, that our neighbors need to act as security and call either the Metro police or Metro 311. The latter is what Mr. Worley stated that the neighbors should do with unruly guests. When asked if he thought it appropriate to place that burden on his neighbors, he had no substantive reply.

These AirBnB's that are run as unhosted properties should be banned from all neighborhoods in the Metro area. They represent a commercial use of a property in a residential zone. If allowed to proliferate, they will result in flight of the right kind of neighbors from these areas. This could easily return this historical district to a state of predominantly rentals, as it experienced in the 1960's. This AirBnB and others where the host has no connection or commitment to their neighbors are a pariah to the neighborhood. There are ample properties that directly border Bardstown Road and anyone that wants to start this type of commercial business can do so by purchasing one of those properties.

All of my neighbors selected our homes because we loved this neighborhood with its stately trees, its child friendly attitude, its quiet and proximity to the park. Most of us have to some extent restored or improved our properties, not for monetary gain but for the pleasure that these beloved old homes provide. Those of us who bought properties in the 80's and 90's have taken

been proud to watch the recovery of our neighborhood from the damage done by a lack of Metro oversight in the 1960's and 70's.

We are personally concerned is that this new Metro attitude to be "traveler friendly" and the influx of "unhosted" AirBnB's will send the neighborhood into a new decline. We, DO NOT think that a small unsupervised hotel is in keeping with our residential neighborhood.

We request that the BOZA board, to reject the conditional use permit for 1267 Willow Avenue, so that our neighbors can continue to live in a place where all are safe and do not have to experience the unpredictable and frequently repugnant behavior of the guests. We would also like to send the message, through the board, to Metro government that review of the regulations, especially for "unhosted" AirBnBs is desperately needed so that to balance between "travel and home owner friendly" policies can be found, with the focus on maintaining the integrity of our neighborhoods and prevention of another round of urban flight.

We will be out of town for the date of the hearing and hope that this letter can take the place of oral testimony opposed to conditional use permit for 1267 Willow Avenue.

Sincerely,

Sincerely,  
  
Maureen A. McCall

  
Ronald G. Gregg