

Haberman, Joseph E

From: Cynthia Brown <cdbrownrn@yahoo.com>
Sent: Wednesday, December 5, 2018 9:09 PM
To: Greg Fischer_(Mayor); Green, Jessica; Barbara.Skanklin@louisvilleky.gov; Woolridge, Mary; Barbara.sextonsmith@louisvillekr.gov; .Hamilton@louisvilleky.gov; James, David A; Leet, Angela; Coan, Brandon; Gill.hollander@louisvilleky.gov; Patrick.Mujlvihill@louisvilleky.gov; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

To Whom It May Concern:

I own 1450 S. 6th Street. If I were not permitted to do my short term rentals at this property to cover the property taxes, property insurance and utilities, I would have to sell this property. Another reason I like to have this property and do the short term rentals is that I can have full use of the house when I need or just want it. If I had long term tenants in there, it would be of no use to me, and there is the likelihood that my inlaid hardwood floors would be damaged and who knows what else, as I have found long term tenants do not take care of rental property very well.

I have had a total of six guests at my house over the course of September, October and November. I have suspended renting out the property at this time because I cannot be there. I have always been on the site when it has been rented out. I was trying it out to see how it would work. I had very good guests, that left the space immaculate. I rented through Airbnb, and I was impressed by the clientele that I had. One of the guests purchased a horse at the Breeders Cup. Everyone that rented my place was a professional that I could easily look up and vet.

The purchase of this property was a 1031 exchange which has to be like for like property to meet the IRS Code. So I have to make it a profitable property. It was an exchange out of a commercial property in Los Angeles to this property in Louisville. I had looked at the market and there seems to be an approximately 4% steady appreciation in Old Louisville in that area. So I chose to invest in your City. I immediately put about \$60,000 cash into the house to build a garage so that anyone I had at the house would not take up parking on the street and just to maintain the house for the future. I wasn't able to do anything really good like kitchen and bath remodel because it was cost prohibitive. I used to own 1238 Brook Street between the years of 2007 and 2010. Because of all of the restrictions of the Old Louisville Landmarks, and the expense of just maintaining the house to that organization's standards, I ended up selling the property in 2010. It appeared at the time that Landmarks would rather let the windows rot in the frames than for someone to replicate the historical look in an efficient window replacement. I decided to give up and returned to Los Angeles. I came back to Louisville and purchased 1450 S. 6th in 2017 only to find the same kind of restrictions just in a different way. I got the Conditional Use Permit. At the hearing it was voiced that I needed to have someone close by or myself at the property in the event that any short term guest needed something. So, I have been there every time I have rented the house out.

I have to say, Louisville sure does make it difficult to own property there. I have had to jump through ridiculous hoops both times now, like I don't know what to do with my own investment. I do not need to oversight of the City. I can do it myself.

And just another added fact: I built a three car garage at the back of the property off of the alley behind the house. Because of all of the restrictions and codes that I had to adhere to because the property is in Old Louisville, I can say that it cost me at least \$10,000 more to build what should have been a simple garage. I have footers in there that could hold a second story thanks to these codes and restrictions and I was not even allowed to put a second story, or maybe I could have, but who knows how much more that would have cost? All of your codes and restrictions make it prohibitive to invest in this area.

I filed all of my TRIM-S forms and really your City is getting their money, I have improved the area by caring for my house, I have followed all of your rules and jumped through your hoops and now you want to prohibit me from conducting minimal business to maintain the house and pay the taxes, insurance and utilities. I don't want to sell it, but I may be forced to. Your property taxes, believe it or not, ARE MORE THAN MY PROPERTY TAXES WERE IN LOS ANGELES.

I could not be at this meeting as I only received notice of it on Tuesday, December 4. I am a real estate investor and have closings on the sale of two properties in North Carolina on December 6 and 7 and I fly to Los Angeles on December 7, but I really wish I could address this committee. If possible, I would ask that someone read this to all attending this meeting on this subject.

Sincerely,

Cynthia Brown
1450 S. 6th Street
Louisville KY 40208

Mailing Address:
671 Grundy Road
Somerset KY 42501

(818) 422-8263



Virus-free. www.avg.com

Haberman, Joseph E

From: Michael Neumann <michaelvneumann@yahoo.com>
Sent: Wednesday, December 5, 2018 9:24 PM
To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: Airbnb Host SUPPORTING Limits

Dear members of the Council and Mayor,

Today I received an email from Airbnb alerting me to a planning commission meeting scheduled for tomorrow, December 6, which will, in-part, be discussing limiting or restricting short-term (aka Airbnb) rentals in non-primary residences. The request from Airbnb was that I attend the meeting and ask you to vote no on this proposal. On the contrary, I am asking you to SUPPORT IT. In fact, here's what I wrote back to Airbnb:

"The 'success' of Airbnb in this community has come at a heavy price for those of us who DO rent out rooms in our primary residences, unlike others who are now buying multi-unit buildings with the sole intent to Airbnb out those rooms for pure profit. When I started hosting some 7 years ago I was able to get nearly \$60 a night for each of the two rooms in my Highlands bungalow and I was booked better than 80% of the time. Today, I'm down to \$29 a night for one room and \$39 a night for the other. The \$39 a night room is nearly always empty (and I'm a SuperHost)! My income is off by nearly half - income that I rely on to cover my mortgage while I get my massage business off the ground."

It's coming to the point that I can't "make ends meet" by hosting, and so I PLEAD with you to take action and restrict people from being able to Airbnb (or short-term rent) property which is NOT their primary residence.

The email from Airbnb was so self-serving and really got me riled up. I concluded my email to them by continuing: "And yet all Airbnb does is to send me messages telling me if I want more business I need to cut my price. Well f--- you. Are YOU cutting your fees to hosts to help ensure our survival? Are you bringing in less profits with more hosts joining the ranks? I don't think so. In fact, your asking me to reach out to members of the council to ask them to vote no only serves Airbnb. It doesn't help me at all. So f--- you, Airbnb. I hope this bill passes and now that you bring it to my attention, I will reach out to members of the council and tell them to pass it."

Respectfully,
Michael Neumann
1729 Deer Lane
Louisville, KY 40205

502-345-6073

Haberman, Joseph E

From: JAMES HODGES <jamesky232@yahoo.com>
Sent: Wednesday, December 5, 2018 11:34 PM
To: Greg Fischer_(Mayor)
Subject: Airbnb

My name is Ronnie Atkins I am a city firefighter in Bowling Green Ky. I own a home at 1013 S Shelby St. I rent it out on AirBnB. This allows me A home to come to stay at least one or sometimes twice a month. I Always bring one or more friends with me. While here we go to local restaurants Near my house. Such as Come Back Inn, Hammerheads, Four Pegs, Scarlette's bakery and Eiderman . We also go to different businesses On Bardstown Road and other areas in Louisville. I also hire two local people From the neighborhood. One to clean the house and another for maintenance and yard care. In my house I have a list of all the local businesses near the house. From being able to rent my house on Airbnb I have been able to buy 1025 S shelby street. It was an an abandoned house that I am now renovating. So from me being able to operate my house on Airbnb on Shelby it is helping me Give back to my local neighborhood, area businesses. If you vote against Airbnb I will have no choice but to sell and not be able to help restore the shelbypark Area. Louisville is one of my favorite city's. Because of its versatility and commitment to tourism. And I think Airbnb is a huge part of making the city what it is today. I actually live a lot closer to Nashville TN. They are very accepting of it. And letting it help the city and TN prosper. I urge you to not put restrictions on Airbnb so that I Can continue to have a place. Or several in Louisville. To stay and enjoy what a great city it is. Thanks. Ronnie Atkins.

Haberman, Joseph E

From: Mandy Montgomery <montgomery.mandy@gmail.com>
Sent: Thursday, December 6, 2018 7:42 AM
To: Greg Fischer_(Mayor); Sexton Smith, Barbara; Elliott Jones
Subject: Short-term rental prohibition discussion today

Dear Mayor Greg Fisher and Ms. Barbara Sexton-Smith,

I am writing in strong opposition to the discussion taking place within the Planning Commission today about prohibiting short-term rentals in non-primary residences in the city. This is a clear intent to limit the property rights of Louisville residents who, like me, choose to responsibly share our homes.

I have been renting the property adjacent to my primary dwelling for a couple of years now. It has not only provided my family an additional source of necessary income, but has also given us a place to practice hospitality and a sense of partnership in the community as we strongly support and encourage tourism in Louisville. We actually feel like ambassadors, even evangelists, for this great city that we love!

I am asking then that my property rights be respected. We take amazing care of our home. We foster a sense of belonging to the city. We support local businesses and encourage others to do so as well. We have all the necessary permits and pay our taxes on time. We love hosting others from around the country (even the world) to share in all things Louisville!

Please help preserve my right to share my home here in the city by opposing the ban, protecting my property rights, and allowing my family to continue utilizing our gifts for the good of the city.

Sincerely,
Mandy Montgomery
1027 E Breckinridge Street
Louisville, KY 40204

Sent from my iPhone

Haberman, Joseph E

From: diana bonnarens <dbonnarens@gmail.com>
Sent: Thursday, December 6, 2018 8:10 AM
To: Greg Fischer_(Mayor)
Subject: Airbnb meeting

Good morning

Please oppose the ban on Airbnb. I love Louisville and have raised my 4 children in this wonderful place. I am currently on the west coast taking care of my aging parents. Using Airbnb allows me to keep my house in Louisville. I would like to return to my house and not be forced to sell it. Please allow me to keep using Airbnb. It has worked out so well, the guests have been lovely, they have enjoyed Louisville and have contributed to the local economy. They have been respectful of my neighborhood and my property.

Thank you for your time and consideration

Diana Bonnarens

Haberman, Joseph E

From: Allison sivori <allisonsivori@yahoo.com>
Sent: Thursday, December 6, 2018 8:26 AM
To: Greg Fischer_(Mayor)
Subject: Air bnb

Dear Mayor Fischer,

I have never written a note or email to a politician. However, I was compelled to based on the upcoming hearing about possibly banning Airbnb from the Louisville market. As a traveling medical sales rep, I often use this service in cities where I travel. Please keep Louisville current and relevant for travelers coming to our city. Also, I use this service to rent out my home annually for the KY Derby to help pay for my son to attend St. Xavier. I would like to continue to do so. Thank you for hearing my opinion and I hope we can keep this service available to visitors and residents alike!

Sincerely,

Allison Sivori
1-502-592-4563 cell

Sent from my iPad

Haberman, Joseph E

From: OBrien, Jeff
Sent: Thursday, December 6, 2018 12:51 PM
To: Haberman, Joseph E; Liu, Emily
Subject: FW: Short Term Rentals

FYI

Jeff O'Brien
Department of Develop Louisville
LOUISVILLE FORWARD
Office – 502.574.1354
Mobile – 502.434.9985

From: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Sent: Thursday, December 6, 2018 12:18 PM
To: jcarli00@gmail.com
Cc: Weatherby, Jasmine <Jasmine.Weatherby@louisvilleky.gov>; OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: Re: Short Term Rentals

Thanks, John, for your very thoughtful comments. I assure you that what I'm looking for in short term rental reform are sensible changes to get rid of and prevent problem properties, first and foremost. I am open-minded about everything and have been working closely with Airbnb among others to negotiate some solutions that I think will help us achieve the right balance.

Also, you didn't ask specifically but no matter what happens your existing CUPs will not be taken away from you.

Thanks Very Much,

Brandon Coan

Metro Council District 8
(502) 574-1108

601 W. Jefferson Street
Louisville, KY 40202

Please sign-up to receive important notifications regarding District 8! Our goal is to increase from zero to 8,000 engaged subscribers by 2019.

From: John Carli <jcarli00@gmail.com>
Sent: Thursday, December 6, 2018 10:34:28 AM
To: Coan, Brandon
Subject: Short Term Rentals

Dear Mr. Coan,

I am writing you today to express my **opposition** to the City of Louisville's Planning Commission proposed ban on prohibiting short-term rentals in non-primary residences within Jefferson County. I am presently involved with 2 short-term rentals within Jefferson County, and both residences have CUPs (conditional use permits). This ban would be a clear intent to limit my property rights, and limit who I can rent my properties to.

There are so many advantages to short-term rentals versus having long term rental properties. The first advantage is the tax revenue it generates for the City of Louisville, and the State of Kentucky. For example, there are 4500+ homes registered on AirBnB in the State of Kentucky, and over 2000+ homes listed in Louisville. In 2017, Louisville welcomed over 100,000 guests alone on the AirBnB website. That doesn't include other websites such as VRBO, HomeAway, etc. Just think of the tax revenue that is generated for local government with those numbers? The one advantage AirBnB has is that they collect ALL Kentucky taxes, and then those taxes are distributed to the proper taxing authorities (state and local).

Secondly, whether any short-term rental is owned by people who make that home their primary residence or not, that home is probably better kept than any home used as a long term rental. My short-term rentals hardly have any wear and tear, versus my past long-term renters who continually destroyed the interiors of my houses. Short-term renters have 'skin in the game' because they're on the hook for any damage done to the property. Short-term renters treat my properties with respect.

To make this short, the proposed ordinance to discuss prohibiting short-term rentals has come about because of parking issues and parties in the Highlands and Bardstown Road area. I completely understand and feel for those neighbors, though I have had none at that at my two rental homes. You alleviate these issues by requiring a minimum night stay of at least 2 nights. This stops all one night rentals because those are booked primarily to party. Rentals of two nights or more cater to families and visitors to Louisville that are here for weddings, family reunions, kids sporting events, the bourbon trail, etc. Another way to alleviate any issues is already in everyone's CUP - if you get two *legitimate* complaints within a year, your CUP should come under review by Louisville Planning and Development. Lastly, you can also do what a few cities have done around the U.S. - require a CUP license number to be posted in your online listing for rental (AirBnB, VRBO, HomeAway, etc.)

I feel it is an enormous mistake to penalize owners of short-term rentals that rent properties that aren't their primary residence. I continually

monitor my short-term rentals and upkeep the property. Most people who rent short-term do the same. I feel the City of Louisville's clear intent here is to limit my property rights. I responsibly share my home, and thousands of others do the same in Jefferson County. Please penalize those who don't follow the rules. Those of us who do follow the rules want to continue to generate income from our short-term rentals, whether it's our primary residence or not. We follow the rules, our taxes are paid, and we don't pose any harm to the neighborhoods our homes are in.

Thank you,

John Carli
1218 Gardiner Lane
Louisville, KY 40213
502/473.0004 office

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Thursday, December 6, 2018 2:20 PM
To: Haberman, Joseph E
Subject: FW: Rentals

-----Original Message-----

From: Monica Hemme [<mailto:hemmemonica@gmail.com>]
Sent: Wednesday, December 05, 2018 8:41 PM
To: Greg Fischer_(Mayor)
Subject: Rentals

Dear Mayor Fischer,

This is Monica Hemme, a resident of Cherokee Triangle. I have been renting my home through Air b n b for two years. After my my husband left the family, the income from this allowed us to afford to stay in our home. Surprisingly, I have come to enjoy meeting people from all over the U.S. and sometimes from Europe. EVERYONE has been very respectful of my home and my neighbors. My neighbors all know about the rentals and I inform them when someone will be in the home. They are happy and pleased by the chance to meet new people.

The city benefits from this type of rental:

1. Tourist are able to experience Louisville through the eclectic neighborhoods the city has to offer. A lot of the beauty of our city comes from the PEOPLE Of LOUISVILLE. What better way to experience Louisville than by staying in a neighborhood.
2. Many times during a special event in the city, there are no hotel rooms to be had. Airbnb offers extra space for people coming to see the city. This Provides opportunity for additional tourism. This opportunity provided by Air BNB.

Thank you for your thoughtful attention to my letter.

Kind regards,
Monica Hemme

Sent from my iPhone

Haberman, Joseph E

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Friday, December 7, 2018 8:07 AM
To: Haberman, Joseph E
Subject: Re: proposed moratorium on CUPs for short-term rentals

Hi Joe

Please include in the file. Thanks!

-Curtis

Sent from TypeApp

On Dec 6, 2018, at 9:36 AM, "Haberman, Joseph E" <joseph.haberman@louisvilleky.gov> wrote:

Curtis, Is this comment to Councilman Coan only or do you want me to include in the case file (which will be distributed to the Planning Commission and subsequently all Council members)? Thanks, Joe

Sent from my iPad

On Dec 6, 2018, at 9:08 AM, Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com> wrote:

Dear Councilperson Coan-

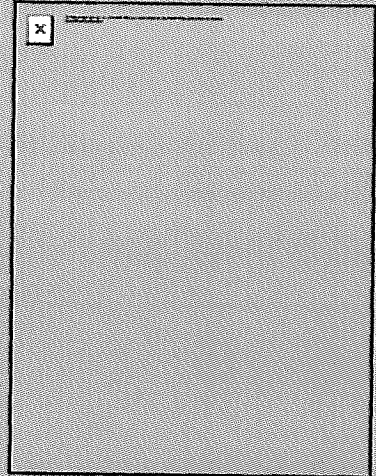
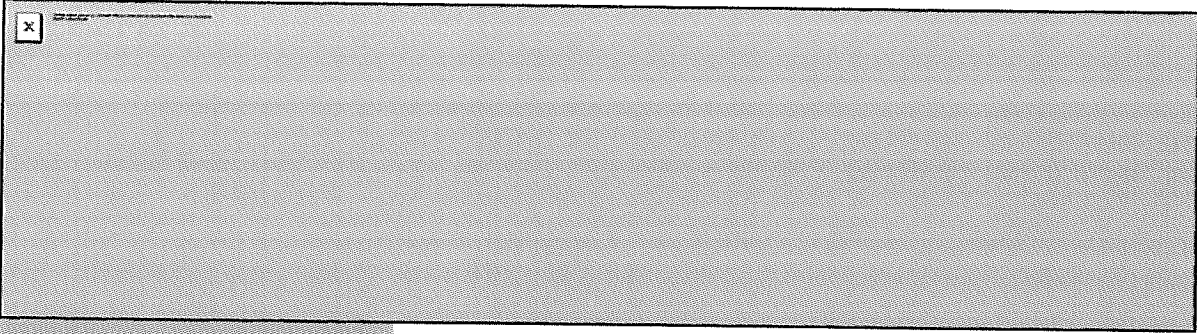
Thank you for your leadership on the Airbnb issue. It is clear that investor-owned, full-time short-term rental properties must be more highly regulated to ensure that they do not continue to negatively impact our city's neighborhoods and reduce the supply of housing available to Louisville residents. I strongly support your proposed moratorium on conditional use permit approval for short-term rentals of non-owner-occupied properties. For the sake of our neighborhoods and to give the city the chance to better develop regulations for these properties, I also strongly support the hold on all applications in currently in process, regardless of their status, even if it is too late to stop the CUP for 1919 Maplewood Pl that was so strongly opposed by its neighbors.

Unfortunately, I won't be able to attend the hearing today, as I work in Frankfort, but please know that your efforts to address this problem are greatly appreciated.

Sincerely,

Curtis Stauffer
1921 Maplewood Place
307-690-0981

Sent from TypeApp



- [Welcome: Our Tweets Have Been Answered](#)
- [District 8 Streets Report: No Park-ing](#)
- [District 8 Development Report: Suites Sixteen](#)
- [District 8 Crime Report: The Road Warrior](#)
- [District 8 Events Calendar: The Fortnight Ahead](#)
- [8 Shout-Outs: The Grateful 8th](#)
- [In Two Weeks: The Golden Edition](#)

**Councilman
Brandon Coan**

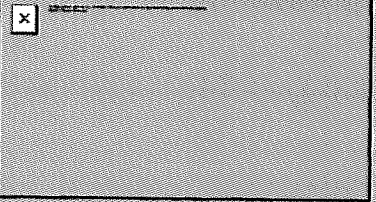
Email [Brandon](#)

**Jasmine Weatherby
Legislative Aide**

Email [Jasmine](#)

Tel: 574-1108

[District 8 Website](#)



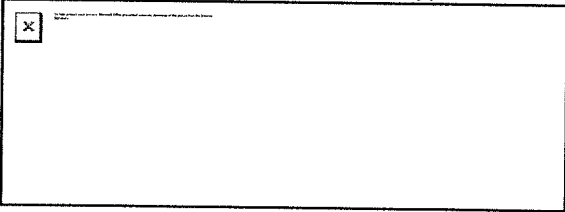
Welcome: Our Tweets Have Been Answered

Before I get on with the news, I want to profusely thank the Humana Foundation for granting \$100,000 to help fully fund Our Money, Our Voice, our participatory budgeting project! That means District 8 residents – like you – get to directly decide how to spend the equivalent of our entire \$100,000 FY 2019 Capital Infrastructure Funding (CIF) budget, a practice I intend to continue if we can prove the concept this year. I wrote about where we are in the PB process in the last edition of eNews, and more information on the finalist project proposals and voting is coming soon.

If you nominated an idea or have a preferred one in mind, now is a great time to start planning a campaign. Remember: in this case, the voting public is your friends and neighbors age 14 and up, so don't take the youth vote for granted. I believe the children are our future.

* * *

It is a quick and dirty newsletter this time because the next edition – our 50th! – will be a lengthier look back at our first two years in office, and the edition after that will preview the last two years of the term (and year three, specifically).



For breaking news and information, please follow me on [Facebook](#), [Twitter](#) and [Instagram](#). If you have a question or comment, please call me at: (502) 574-1108 or email: brandon.coan@louisvilleky.gov (and copy jasmine.weatherby@louisvilleky.gov). If you have a service request, please call MetroCall at: 311 or visit [MetroCall 311 online](#). Visit the [District 8 Strategic Plan page here](#).

District 8 Streets Report: No Park-ing

In this space, we provide updates on major projects and report on upcoming (scheduled and funded) streets and other infrastructure improvements.

Because of the USA Cyclocross National Championships, vehicle access to Joe Creason Park will be limited effective immediately (12/5) through at least December 16th. Presently, access to the park via Trevilian Way is restricted due to the construction of a flyover for the course, however access from Illinois Avenue on the park's west side is still available. Beginning December 10th, access to the park will be prohibited through the end of the Championships on the 16th and may be limited following the race, as well, due to maintenance and restoration efforts.

Rest easier knowing that Parks and Rec and event organizers are meeting with Kentucky Resources Council Director (and District 8 resident) Tom Fitzgerald this week to discuss impact mitigation and restoration to be completed before, during and after the race. I agree with Tom that the damage done to the "managed meadows" at Joe Creason last year was unacceptable and is to be avoided this year. I will not support this event or others like it in the future, otherwise.

* * *

Over the Last Two Weeks

There was no paving activity. The District 8 FY 2019 Paving Plan will resume in spring.

Sidewalk repairs were completed at 1908, 1910 and 1926 Alfresco Pl. Repairs started – and will be finished this week – at 2421 and 2461 Glenmary Ave.

Over the Next Two Weeks

Sidewalks repairs are planned for: 2040, 2301, 2415 and 2431 Blvd Napoleon; 2010 Douglass Blvd; 1731 Edenside Ave; and 1919 Yale Dr.

Scheduling information is subject to change. Please let us know if you observe any discrepancies in projects reported as completed. Visit the District 8 Streets Information page [here](#).

District 8 Development Report: Suites Sixteen

In this space, we report on District 8 planning and zoning activity from the past two weeks and, also, preview activity scheduled for the next two weeks. All information is as of today's date. Please Subscribe & Stay Informed to receive Notification of Development Proposals via email or text and never miss the opportunity to participate in the development process.

On October 11th, the Metro Council passed a resolution that I sponsored requesting the Planning Commission to review the Short Term Rental ("Airbnb") Ordinance and propose changes to it. Toward that end, the Planning Commission will hold a public hearing **tomorrow, December 6th at 3:00pm, at 514 W. Liberty St.** 18AMEND1002 Persons wishing to speak may simply appear. The Council will consider the Commission's proposed changes as one of our first orders of business in 2019.

Meanwhile, in an effort to preserve the status quo while changes are being considered, I, along with President David James (D-6) and Councilman Bill Hollander (D-9), have co-sponsored an ordinance imposing a temporary moratorium on conditional use permits for short term rentals in residential zoning districts where the property is not the host's primary residence. The ordinance passed unanimously out of the Metro Council Planning, Zoning and Annexation Committee yesterday (12/4) and – at my request – will move to Old Business (instead of the Consent Calendar) on the

December 13th Metro Council meeting agenda for debate and a vote. Although obviously I support the ordinance, there is still a question (in my mind, at least) as to whether it should bring 16 formal applications already in process (including four in District 8) to a complete standstill along with no new applications, or whether those 16 and only those 16 (or some subset of those 16) should continue and be heard under the current law or as a matter of policy.*

I won't get into those arguments – or the broader debate about short term rentals – here, but one of my strategic objectives is to safeguard the character of residential neighborhood cores, and the moratorium will help with that.

* * *

Also, of note, on December 4th, the Council Planning & Zoning Committee unanimously passed an ordinance re-adopting the Belknap, Bonnycastle, Deer Park, Highlands-Douglass and Original Highlands Neighborhood Plans (among others) and their Executive Summaries as amendments to Plan 2040. This item moves to the Consent Calendar and will breeze through the Metro Council December 13th.

* * *

Over the Last Two Weeks

There was no planning and zoning activity.

Over the Next Two Weeks

On December 12th at 6:00pm, a neighborhood meeting will be held to discuss a requested conditional use permit (CUP) for a short term rental at 1132 Cherokee Road. The meeting will be held at 1132 Cherokee Rd. 18CUP1154

On December 17th at 1:00pm, the Board of Zoning Adjustment (BOZA) will hold a public hearing to review a requested CUP for a short term rental at 1843 Stevens Avenue. The meeting will be held at 514 W. Liberty Street.* 18CUP1114

On December 17th at 1:00pm, BOZA will hold a public hearing to review a requested CUP for a short term rental at 2308 Carlton Terrace. The meeting will be held at 514 W. Liberty Street.* 18CUP1105

Click [here](#) to view meeting agendas, download supporting documents and live-stream all planning and zoning public meetings. Visit the District 8 Development Information page [here](#).

District 8 Crime Report: The Road Warrior

The following Crime Report is adapted from the last two 5th Division Weekly Crime Updates (11/18 - 12/1/18) provided by Sgt. Stuart Hamilton. Please note the linked maps cover the entire Fifth Division, not just District 8 (Beats 2, 3 and 4).

As of November 11th, there is a new, full-time (40 hours) traffic enforcement police officer at work in District 8 and the 5th Division. Officer Zechariah Aubrey has been assigned "proactive enforcement to address citizen complaints in regards to traffic concerns," and "to conduct traffic enforcement to reduce vehicular collisions and improve the safety of roadways in the 5th Division."

Over the last two weeks, his areas of operation have included the Belknap neighborhood (Boulevard Napoleon, Harvard and Yale Drives) and Taylorsville Road (from Bardstown Rd. to Dutchmans Ln.). He has addressed multiple parking complaints by issuing citations and conducting abandoned vehicle checks – unfortunately, the Vehicle Impoundment Unit is still not towing vehicles off of surface streets – as well as issued multiple citations for moving and non-moving traffic.

violations.

Officer Aubrey also places a speed cart, which is shared across the 5th Division, in District 8 from time to time, although not over the last two weeks. If you want to recommend a speed cart placement location, please email: jasmine.weatherby@louisvilleky.gov

Finally, for every citation that Officer Aubrey issues concerning motorcycle noise in 2019, in District 8, I will plant a tree dedicated in honor of the Louisville Metro Police Officer or Louisville native of his choice.

* * *

Robbery – There was one reported robbery this reporting period, a slight increase from the last reporting period (0). As described by Sgt. Hamilton: at 9:26pm on Friday, November 23rd, a CVS (2222 Bardstown Rd) employee caught a shoplifter and a struggle ensued. The suspect, described as a white male in his 30s, fled southbound on foot.

Burglary – There were two reported burglaries this reporting period, a decrease from the last reporting period (4). Both were in Beat 2; one residential and one business. Both were by force. See maps [here](#) and [here](#) for more detail.

Auto Theft – There were two reported auto thefts this reporting period, a slight increase from the last reporting period (1). One was in Beat 2 and the other was in Beat 4. Both thefts were the result of unlocked cars. See maps [here](#) and [here](#) for more detail.

Theft from Automobile – There were nine thefts from automobile this reporting period, a significant decrease from the last reporting period (18). There were five in Beat 2, two in Beat 3 and two in Beat 4. Three of the vehicles were unlocked, five were by forced entry and one was by unknown means. **Please remember to lock your vehicles and take your valuables out of your car!** See maps [here](#) and [here](#) for more detail.

2018 District 8 “Unlocked” Crimes Tracker – 188/528 = 35.6%

Q4: 42/117= 35.9%

Q3: 47/122= 38.5%

Q2: 44/129= 34.1%

Q1: 55/160= 34.4%

2018 over 2017 District 8 CompStat Data (Period 2018 47)

If you have any questions or want to discuss anything in these crime reports, please email LMPD 5th Division District Resource Officers at: 5thdivlmpd@louisvilleky.gov. Visit the District 8 Crime Information page [here](#).

District 8 Events Calendar: The Fortnight Ahead

This listing is primarily a District 8 business calendar. We'll also highlight annual and special events affecting traffic and street closures, and choice events that are free and open to the public. We'll use social media to promote many others. For event location and other information, click [here](#) to visit District 8 Events online.

DECEMBER 5
Association

6:30pm

Highlands-Douglass Neighborhood
Meeting

DECEMBER 6	7:00pm	City of Kingsley Meeting
DECEMBER 7 the appointment only)	1:00 - 4:00pm	Councilman Coan Satellite Office Hours at Douglass Community Center (By
DECEMBER 8	8:00 - 10:00am	Street Closure: Reindeer Romp 4K
DECEMBER 10	6:30pm	City of Strathmoor Village Meeting
DECEMBER 11	7:00pm	Bonnycastle Homestead Association Meeting
DECEMBER 12 Road	6:00pm	Neighborhood Meeting for 1132 Cherokee Conditional Use Permit (CUP)
DECEMBER 12	7:00pm	Belknap Neighborhood Association Meeting
DECEMBER 13	6:00pm	Metro Council Meeting
DECEMBER 13	7:00pm	Deer Park Neighborhood Association Meeting
DECEMBER 14 DCC	1:00 – 4:00pm	Councilman Coan Satellite Office Hours at the (By appointment only)
DECEMBER 17 Hearing	1:00pm	Board of Zoning Adjustment (BOZA) Public for 2308 Carlton Terrace CUP
	1:00pm	BOZA Public Hearing for 1843 Stevens Ave CUP
DECEMBER 17 Meeting	6:00pm	German Paristown Neighborhood Association
Meeting	6:00pm	Original Highlands Neighborhood Association
	6:30pm	City of Seneca Gardens Meeting
	7:00pm	Cherokee Triangle Association Meeting

8 Shout-Outs: The Grateful 8th

This is a flexible space for giving thanks, saying hi to friends and having a little fun.

1. Shout-out to the Coalition for the Homeless, Headliners Music Hall, all the musicians, restaurants and everyone involved in the Give-A-Jam to End Homelessness, Thursday, December 20th! We need you to support this great event now more than ever. Purchase tickets – whether you can make it or not – at the above link or Carmichael’s Bookstore!
2. Shout-out to Councilwoman Angela Leet (R-7) for reflecting on her Metro Council experience and lessons learned on the latest edition of Eight More Miles: the District 8 Podcast!
3. Shout-out to District 8 resident and Louisville legend Tori Murden McClure, who on this week in 1999 rowed across the Atlantic Ocean, becoming the first woman – and first American – to complete the solo trek! Tori rowed for 81 days!

4. Shout-out to my dear friend, The Talented Mr. Drew Tucker, whose [urban landscape photography](#) is nitty gritty and pretty!
5. Shout-out – from Greg Zahradnik – to Ray Brundige “for all the work he has done with tree planting this year! Ray is good about giving credit to other people, but he really has been the driving force this year for the Tyler Park neighborhood. Ray not only organizes and recruits people, he is out there getting his hands dirty planting and maintaining!” If you want to shout-out your fellow citizens in this space, please email me at: brandon.coan@louisvilleky.gov
6. Shout-out to LMPD for answering the age-old question: [Why did the goats cross the road?](#)
7. Shout-out to Feeders Supply – with Natural Balance Pet Food, PetFirst Pet Insurance and Park Community Credit Union – for sponsoring [Picture Your Pets with Santa](#) at all 23 Feeders Supply stores Saturday, December 8th from 10:00am - 4:00pm and Sunday, December 9th from 11:00am - 4:00pm!
8. Finally, shout-out and Happy Hanukkah to all, and to all a good night!

In Two Weeks: The Golden Edition

Thanks for reading, and tune back in two weeks!

Councilman Brandon Coan | Louisville Metro Council | District 8

[Facebook](#) | [Twitter](#) | [Instagram](#) | [iTunes](#) | [Soundcloud](#)

601 West Jefferson Street, Third Floor

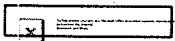
Louisville, Kentucky 40202

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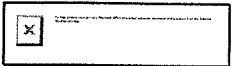
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Haberman, Joseph E

From: OBrien, Jeff
Sent: Friday, December 7, 2018 8:33 AM
To: Haberman, Joseph E
Subject: Fwd: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

Jeff O'Brien
Develop Louisville
Office 502.574.1354
Mobile 502.434.9985

Begin forwarded message:

From: "Coan, Brandon" <Brandon.Coan@louisvilleky.gov>
Date: December 7, 2018 at 6:06:10 AM EST
To: Cynthia Brown <cdbrownrn@yahoo.com>
Cc: "OBrien, Jeff" <Jeff.OBrien@louisvilleky.gov>
Subject: Re: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

Thanks for writing, Cynthia. Unfortunately, I am not seeing your email until just now - and the hearing was yesterday - but I am copying Develop Louisville staff who will add your comments to whatever record is appropriate.

Best Regards,

Brandon Coan

Metro Council District 8
(502) 574-1108

601 W. Jefferson Street
Louisville, KY 40202

Please sign-up to receive important notifications regarding District 8! Our goal is to increase from zero to 8,000 engaged subscribers by 2019.

From: Cynthia Brown <cdbrownrn@yahoo.com>
Sent: Wednesday, December 5, 2018 9:08:47 PM
To: Greg Fischer_(Mayor); Green, Jessica; Barbara.Skanklin@louisvilleky.gov; Woolridge, Mary; Barbara.sextonsmith@louisvillekr.gov; .Hamilton@louisvilleky.gov; James, David A; Leet, Angela; Coan, Brandon; Gill.hollander@louisvilleky.gov; Patrick.Mujlvihill@louisvilleky.gov; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent

Subject: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

To Whom It May Concern:

I own 1450 S. 6th Street. If I were not permitted to do my short term rentals at this property to cover the property taxes, property insurance and utilities, I would have to sell this property. Another reason I like to have this property and do the short term rentals is that I can have full use of the house when I need or just want it. If I had long term tenants in there, it would be of no use to me, and there is the likelihood that my inlaid hardwood floors would be damaged and who knows what else, as I have found long term tenants do not take care of rental property very well.

I have had a total of six guests at my house over the course of September, October and November. I have suspended renting out the property at this time because I cannot be there. I have always been on the site when it has been rented out. I was trying it out to see how it would work. I had very good guests, that left the space immaculate. I rented through Airbnb, and I was impressed by the clientele that I had. One of the guests purchased a horse at the Breeders Cup. Everyone that rented my place was a professional that I could easily look up and vet.

The purchase of this property was a 1031 exchange which has to be like for like property to meet the IRS Code. So I have to make it a profitable property. It was an exchange out of a commercial property in Los Angeles to this property in Louisville. I had looked at the market and there seems to be an approximately 4% steady appreciation in Old Louisville in that area. So I chose to invest in your City. I immediately put about \$60,000 cash into the house to build a garage so that anyone I had at the house would not take up parking on the street and just to maintain the house for the future. I wasn't able to do anything really good like kitchen and bath remodel because it was cost prohibitive. I used to own 1238 Brook Street between the years of 2007 and 2010. Because of all of the restrictions of the Old Louisville Landmarks, and the expense of just maintaining the house to that organization's standards, I ended up selling the property in 2010. It appeared at the time that Landmarks would rather let the windows rot in the frames than for someone to replicate the historical look in an efficient window replacement. I decided to give up and returned to Los Angeles. I came back to Louisville and purchased 1450 S. 6th in 2017 only to find the same kind of restrictions just in a different way. I got the Conditional Use Permit. At the hearing it was voiced that I needed to have someone close by or myself at the property in the event that any short term guest needed something. So, I have been there every time I have rented the house out.

I have to say, Louisville sure does make it difficult to own property there. I have had to jump through ridiculous hoops both times now, like I don't know what to do with my own investment. I do not need to oversight of the City. I can do it myself.

And just another added fact: I built a three car garage at the back of the property off of the alley behind the house. Because of all of the restrictions and codes that I had to adhere to because the property is in Old Louisville, I can say that it cost me at least \$10,000 more to build what should have been a simple garage. I have footers in there that could hold a second story thanks to these codes and restrictions and I was not even allowed to put a second story, or maybe I could have, but who knows how much more that would have cost? All of your codes and restrictions make it prohibitive to invest in this area.

I filed all of my TRIM-S forms and really your City is getting their money, I have improved the area by caring for my house, I have followed all of your rules and jumped through your hoops and now you want to prohibit me from conducting minimal business to maintain the house and pay the taxes, insurance and utilities. I don't want to sell it, but I may be forced to. Your property taxes, believe it or not, ARE MORE THAN MY PROPERTY TAXES WERE IN LOS ANGELES.

I could not be at this meeting as I only received notice of it on Tuesday, December 4. I am a real estate investor and have closings on the sale of two properties in North Carolina on December 6 and 7 and I fly to Los Angeles on December 7, but I really wish I could address this committee. If possible, I would ask that someone read this to all attending this meeting on this subject.

Sincerely,

Cynthia Brown
1450 S. 6th Street

Louisville KY 40208

Mailing Address:
671 Grundy Road
Somerset KY 42501

(818) 422-8263



Virus-free. www.avg.com

Haberman, Joseph E

From: Liu, Emily
Sent: Friday, December 7, 2018 11:45 AM
To: Haberman, Joseph E
Subject: FW: Contact My State Farm Agent

Joe, Vince Jarboe did not and will not respond to this email regarding Short-Term Rentals.

Thanks!
Emily

Yu "Emily" Liu, AICP
Director
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-6678
<https://louisvilleky.gov/government/planning-design>

From: Vince Jarboe [<mailto:vince.jarboe.jyr0@statefarm.com>]
Sent: Friday, December 7, 2018 10:13 AM
To: Liu, Emily; Davis, Brian
Subject: FW: Contact My State Farm Agent

Good morning. I am forwarding this email I received through my State Farm website. I did not respond.

Vince Jarboe

V Phone (502) 380-3800
6 Fax (502) 361-1961
(Email vince@jarboeagency.com
Website: www.vincejarboe.com

-----Original Message-----

From: AUTOMATED-DO-NOT-REPLY@STATEFARM.COM
Sent: Friday, December 7, 2018 9:51 AM
To: Vince Jarboe <vince.jarboe.jyr0@statefarm.com>
Cc: jbcayot@gmail.com
Subject: Contact My State Farm Agent

This email was initiated through Agent Microsite on statefarm.com. Jonathan Cayot would like to be contacted by email.

Message from Customer:

Hello Vince - I am emailing you in regard to the Short Term Rental Discussion last night 12-6-18 with The Louisville Metro Planning Commission. I did not have much time to stay, so I was unable to get a chance to

speaking. However, I just want to highlight one point that I think has been getting overlooked. That is the issue of the nuisance factor. There appears to be a broad sweeping narrative that all short term rental guests are loud, party going, bachelor parties. I think after some investigation of that claim you will learn that narrative to be quite false. In my experience hosting over 65 guests in the last 9 months, I can say that the large majority of my guests are business travelers. Oftentimes they are checking in late, looking for a place to sleep, then checking out early. I understand that may just be my personal experience and I don't host in the highlands where there is a large bar crowd out until 4 am. But drunk bar crowds are going to be an issue for anyone living in the Highlands, regardless of who your neighbors are. In closing, I think the Commission would be better served in zeroing in on capacity limits for STRs. I can see how 10 people piling into a 2 bedroom home could cause issues with that level of density. But limiting the entrepreneurial spirit of this town by disallowing non-owner occupied STRs would be a serious overstep and stymie a burgeoning part of the Louisville economy - as well as further drive the narrative that Louisville is closed for business. There is much more I can say on this topic that I am sure you have already heard, but your consideration and leadership on the topics listed above will be appreciated. Thanks

Thanks.

Contact Information:

jbcayot@gmail.com

IP Address:96.28.35.249