

From: gealr@iglou.com
To: [French, Chris](#)
Subject: 22CUP0367 2309 Cross Hill Road
Date: Friday, December 2, 2022 3:54:24 PM

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Chris,

Please reference this email on your staff report as objecting to this short term rental and include on legistar as one of the opposing emails.

Information provided with this application does not indicate any safety measures. Does the home contain any smoke detectors or fire extinguishers? Are safety routes marked?

From the information provided in Accela, I cannot discern if this proposed non-host/owner short term rental is within 600 feet of a proposed or existing non-host/owner short term rental. I believe this information should be provided on Accela.

If this proposed non-host/owner occupied short term rental is within 600 feet of an existing non-host/owner short term rental, I object to issuance of a conditional use permit.

Louisville has a 30,000 unit housing shortage. Issuance of a conditional use permit for a non-host/owner occupied short term rental increases the housing shortage. Furthermore, short term rentals, especially multiple short term rentals within 600 feet of each other, DESTROYS the fabric of the neighborhood. The neighborhood is on the path of ceasing to be a community and becoming just a neighborhood of transients.

Our metro council heard the concerns of the constituency regarding short term rentals and the Land Development Code now includes language under Chapter 4, Part 2, Section 63(D) prohibiting non-host/owner short term rentals within 600 feet of another non-host/owner short term rental. I request the Board of Zoning Adjustment follow the language instituted by our elected officials and DENY this conditional use permit.

Sincerely,

Ann Ramser District 21 resident

From: mihun@aol.com
To: [French, Chris](#)
Cc: [Hollander, Bill](#); brookshere@gmail.com
Subject: 2309 Cross Hill Rd./CUP
Date: Sunday, November 20, 2022 4:44:27 PM

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Dear Mr. French,

My name is Michele Hundley and I am writing concerning the CUP requested by Luke Neubauer for the property located at 2309 Cross Hill Rd., Case Number-CUPPA-0019. It is our understanding that Mr. Neubauer intends to rent out the property on a short-term rental basis. As we will not be able to attend the meeting scheduled for 11/21 we wanted to let you and Mr. Neubauer know our objections.

As long time residents of Cross Hill Rd., both my husband and I feel that this type of use is totally inappropriate for the neighborhood. The immediate neighborhood (Cross Hill Rd., Top Hill Rd. and Raleigh) is composed of single family households, many of which contain older adults as well as families with young children. It is a quiet area of dog walkers, a Little Library, and an annual neighborhood get together.

Parking for this location is problematic at best. While street parking is allowed, residents of this section of Cross Hill access their property via a one lane alley which services both Cross Hill and Top Hill. We are concerned about traffic congestion as well as noise, private property violations, and garbage mismanagement. In short, we firmly believe that this property is totally unsuitable for airbnb/short term rental use and ask that you would deny permission.

Thank you,

Jack and Michele Hundley
2324 Cross Hill Rd.
Louisville, KY 40206

From: [Meredith Apple Lambe](#)
To: [French, Chris](#)
Subject: Case No. 22-CUPPA-0019
Date: Sunday, November 20, 2022 1:11:23 PM

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Dear Chris ~

I am writing on behalf of my husband and I in regards to the above-referenced Case Number, seeking a Conditional Use Permit to be approved for 2309 Cross Hill Road. Unfortunately, we will not be able to attend the meeting on November 21st.

We live at 2315 Cross Hill Road, next door to 2309 Cross Hill Road. We are vehemently opposed to 2309 Cross Hill Road being used as a AirBnB during any length of time. There is already one AirBnB on Top Hill Road, one too many, that neighbors on Top Hill are extremely distressed about after many disturbances on a regular basis (noise, increased traffic, noncompliance to neighborhood/city guidelines and regulations). It would be a further detriment to our neighborhood if the City should allow yet one more family home to be permitted to be used as an AirBnB. We do not like the idea of strangers inhabiting the house next door to us, whether it be for 31 days, two months or more. In addition, the parking and travel situation in the alley, our main thoroughfare, is already congested. By opening up 2309 Cross Hill as an AirBnb, these issues, and certainly others including safety on a variety of levels, would place unnecessary burdens and headaches on surrounding neighbors and detract from the aesthetics of the neighborhood.

If you have any questions, please reach out to me.

Thank you for the opportunity to respond ~

Meredith

Meredith A. Lambe
502.905.2210

From: jefferyparrishstudio@icloud.com
To: slmerker@twc.com; [French, Chris](mailto:French_Chris); bill.hollander@public.govdelivery.com; lucyrdalton@aol.com; dwhpm@twc.com; rosellacr@gmail.com; rosecoper911@yahoo.com; jahmh@icloud.com; Huyetth@gmail.com; carrieky12@gmail.com
Subject: Fwd: 2309 Cross Hill Rd - 22-CUPPA-0019
Date: Friday, November 25, 2022 2:20:07 PM

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Begin forwarded message:

From: jefferyparrishstudio@icloud.com
Subject: 2309 Cross Hill Rd - 22-CUPPA-0019
Date: November 14, 2022 at 1:25:18 PM EST
To: slmerker@twc.com

Hi Sharon

It was good to see you Wednesday evening while Cindy and I were enjoying a walk on Top Hill.

In response to your question, yes we share your concern and our neighbors' concerns about the Conditional Use Permit ("CUP") application for 2309 Cross Hill. We all have grave concerns because we do not have to speculate about what happens on our street when property is used for "short term" rental. We all know first hand from direct experience what happens and how our lives and sometimes safety are subjected to the indiscriminate behavior of short term individuals and groups that come to our neighborhood.

We have seen our narrow street blocked by indiscriminate parking on both sides of the street. We have experienced the lack of regard for ourselves and neighbors who use the street and alleyways as the pedestrian walkway that is the designed and intended use for families to engage in the relaxing activity of a walk around the neighborhood. We have been confronted by abusive individuals who believe they have the right to use our street for their enterprise. I have personally had repeated experiences with drivers operating vehicles too fast to safely negotiate the bend in the alleyway behind my house where it is not possible to see pedestrians on foot on the side alley when driving from Top Hill Rd to the alley that accesses 2309 Cross Hill Rd. I have had the experience of hearing tires skidding on the grit of the

alleyway when the driver (nearly too late) finally sees that I am approaching the back alley from the side alley on foot. Sometimes with a pet, often with Cindy, my wife.

When Cindy and I were looking to buy a house and have a home 28 years ago we drove through the neighborhood and specifically on Top Hill Rd. I can recall that children were playing ball in the street. We both knew that this was a good neighborhood for us to put down roots and we have often reflected on that introduction to the neighborhood.

Not all locations are the same and certainly not all locations are suitable to short terms rentals. The narrow street and alleyways that are the pedestrian walkways through our neighborhood are reason enough to deny any request for CUP for short term rentals. Tenants have proven over and over again to solely have interest in their festive activities and to have no regard for an environment that absolutely requires a high if not heightened degree of consideration for proximity to neighbors, driveways and of course the narrow winding street and alleyways.

The 2309 Cross Hill property exposes neighbors connected to the alleyway to traffic and use as a parking lot (which it is not!) that is seriously detrimental to our well being as a neighborhood. We have already experienced lines of trucks and cars and trailers in the alley. We do not have to speculate about what will occur should groups of people intent on festivities abuse the alley for parking and party activities.

Given the infrastructure and environment of our neighborhood and the use of alleyways to access 2309 Cross Hill in my opinion its is wholly irresponsible to contemplate a request to use the property as a short term rental.

And yes, Sharon, I agree with you that as residents we should not be confronted with cars and trucks parked in yards and gardens because available driveways and garages cannot handle the traffic and also clearly because short term tenants have no regard for the family-oriented character of the neighborhood.

Our Metro government has not done any favors to our community by allowing real estate investors to install manager-absentee hotels in residential neighborhoods. For the sake of our neighborhood and safety of neighbors, children and pets - let's hope that rational minds prevail and unanimously deny this wholly irresponsible request for a short term rental CUP.

Regards

Jeff & Cindy Parrish

2514 Top Hill Rd
Louisville, KY 40206
502-526-8193

From: [Karen And Jerry](#)
To: mihun@aol.com; [French, Chris](#)
Cc: [Hollander, Bill](#); brookshere@gmail.com; jerryretired@aol.com
Subject: Re: 2309 Cross Hill Rd./CUP
Date: Monday, November 21, 2022 12:01:31 PM

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Dear Mr. French,

We will not be able to attend the meeting either. Please note that my husband and I would also like to object to a short term rental going in on Cross Hill Road. My husband and I had to endure short term rentals in Florida and it becomes quite a nuisance when you are the neighbor! People on vacation do not show the same respect to the people around them as they would if it were their own homes.

Thank you for your time and happy holidays.

Sincerely,
Karen and Jerry Hills
2320 Cross Hill Road
Louisville, KY 40206

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

From: mihun@aol.com
To: Christopher.French@louisvilleky.gov <Christopher.French@louisvilleky.gov>
Cc: bill.hollander@louisvilleky.gov <bill.hollander@louisvilleky.gov>; brookshere@gmail.com <brookshere@gmail.com>
Sent: Sun, Nov 20, 2022 4:44 pm
Subject: 2309 Cross Hill Rd./CUP

Dear Mr. French,

My name is Michele Hundley and I am writing concerning the CUP requested by Luke Neubauer for the property located at 2309 Cross Hill Rd., Case Number-CUPPA-0019. It is our understanding that Mr. Neubauer intends to rent out the property on a short-term rental basis. As we will not be able to attend the meeting scheduled for 11/21 we wanted to let you and Mr. Neubauer know our objections.

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Parking for this location is problematic at best. While street parking is allowed, residents of this section of Cross Hill access their property via a one lane alley which services both Cross Hill and Top Hill. We are concerned about traffic congestion as well as noise, private property violations, and garbage mismanagement. In short, we firmly believe that this property is totally unsuitable for airb&b/short term rental use and ask that you would deny permission.

Thank you,

Jack and Michele Hundley
2324 Cross Hill Rd.
Louisville, KY 40206

From: [Meredith Lambe](#)
To: [French, Chris](#)
Subject: Re: Case No. 22-CUPPA-0019
Date: Monday, November 21, 2022 3:03:23 PM

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Thanks Chris. I appreciate it.

Have a good afternoon & Happy Thanksgiving -

Meredith

Meredith A. Lambe
502.905.2210

On Nov 21, 2022, at 10:26 AM, French, Chris
<Christopher.French@louisvilleky.gov> wrote:

Thank you for submitting this comment. The meeting scheduled for today is the neighborhood meeting hosted by the applicant. I will forward this email to the applicant.

Chris French, AICP

Planning & Design Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5256

From: Meredith Apple Lambe <mapplegault@att.net>
Sent: Sunday, November 20, 2022 1:09 PM
To: French, Chris <Christopher.French@louisvilleky.gov>
Subject: Case No. 22-CUPPA-0019

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Dear Chris ~

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If you have any questions, please reach out to me.

Thank you for the opportunity to respond ~

Meredith

Meredith A. Lambe
502.905.2210

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