Explanation of grounds for appeal for STR registration at:
3004 Cleveland Blvd, 40206, Louisville KY

Introduction

I respectfully submit this statement in support of my appeal of the revocation of the Short-Term Rental (STR) registration for the above-referenced property. The revocation is based upon four cited violations. For the reasons outlined below, I believe three of the four citations were either improperly issued or relied upon without affording me adequate notice or opportunity to respond, and therefore should not form the basis for revocation.

This appeal primarily concerns (1) lack of proper notice, (2) extraordinary weather-related circumstances beyond my control, and (3) a misunderstanding regarding the nature of my owner-occupied STR registration.

I. April 2025 Property Maintenance Citations (Tall Grass)

In April 2025, I received two separate citations for tall grass. These citations were issued during a period of severe flooding in Louisville. During that time, Zorn Avenue — the primary access route to the property — was flooded for an extended period and was impassable. Because access to the property was obstructed, I was unable to have the grass cut despite reasonable efforts to do so.

Additionally, the citations were issued by two separate zoning officers within approximately ten days of one another for the same condition. Given the weather-related emergency and the access restrictions, this did not allow a reasonable opportunity to correct the condition before the second citation was issued. The circumstances were temporary, unavoidable, and not due to neglect or disregard of property maintenance obligations.

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II. Improper Notice and Mailing Error

I did not initially appeal these citations because I did not receive timely notice of them. The Office mailed the citations to **5811 Hillwood Dr**, which is not my residence or my registered owner-occupied address.

I reside at the property located at **3004 Cleveland Blvd**, which is also the address listed for ownership and occupancy in the Jefferson County PVA records and the STR registration. Because the notices were mailed to an incorrect address, I was deprived of a meaningful opportunity to respond within the standard appeal period.

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After explaining the mailing error, I was granted an exception to appeal. Prior to the scheduled appeal date, I was informed that the citations had been dismissed. I later learned they had only been conditionally discharged and would still be used as a basis for revocation. I was never clearly informed that these citations remained active for revocation purposes. Had I known this, I would have pursued the appeal differently and provided additional documentation.

These two citations therefore should not be relied upon because:

1. Proper notice was not provided, and

2. I was informed they were dismissed, which reasonably led me to believe they would not be used against my registration.

III. Airbnb "Shared Areas" Citation

The most recent citation appears to be based on references within Airbnb reviews mentioning shared areas of the home.

I applied for and operate under an **owner-occupied STR registration**. By definition, this means the owner resides in the dwelling. Guests sometimes rent a private room while I am present in the home, which naturally results in shared common areas such as a kitchen or living space. The listing occasionally offers the entire home when permissible, but the majority of bookings involve a room rental while I occupy the residence.

Therefore, guest reviews referencing shared spaces are not evidence of a violation — they are consistent with and confirm owner occupancy, which is specifically allowed under the owner-occupied STR registration category.

IV. Due Process Concerns

The first three of the four citations were materially affected by incorrect mailing and notice. Because the notices were sent to the wrong address, I was restricted in my ability to timely appeal or correct the record. Due process requires proper notice and an opportunity to be heard before significant property rights — such as the ability to operate a permitted STR — are revoked.

The reliance on citations that I could not properly contest, combined with being told they were dismissed, created substantial prejudice.

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V. Requested Relief

For the reasons stated above, I respectfully request that the Office:

1. Disregard the April 2025 citations due to improper notice and extraordinary flooding circumstances.

2. Reconsider the Airbnb review citation as consistent with lawful owner-occupied STR use.

3. Reinstate the STR registration for 3004 Cleveland Blvd.

I have made good-faith efforts to comply with all regulations and to maintain the property responsibly. Any issues cited were either outside my control or based on a misunderstanding of owner-occupied STR operations.

Conclusion

I respectfully ask that the revocation be overturned. The citations relied upon do not accurately reflect noncompliance, and procedural deficiencies prevented me from fully addressing them at the appropriate time. I remain committed to complying with all Louisville Metro ordinances and operating the property responsibly as an owner-occupied residence.

Thank you for your time and consideration.

Respectfully submitted,

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