

2311 CRITTENDEN DRIVE

LETTER OF EXPLANATION

OWNER : STEVEN LUND

OCCUPATION : GENERAL CONTRACTOR

SINGLE FAMILY DWELLING - 1 DWELLING UNIT

THE HOME INCLUDES A LIVING ROOM, ENTRY FOYER, KITCHEN, 4 BEDROOMS AND 2 FULL BATHROOMS

We are proposing to short-term rent the house. My wife and I will be managing the rental and maintenance and we live about 5 minutes away. Parking for visitors is in the 2 car detached garage on the property and the driveway (accommodating a total of 5 cars), there is also non-metered on-street parking on Crittenden Drive. We have a number of house rules, which can be seen on the attached list of house rules. We have a security system on the house which includes a camera on the door bell. Although 12 people are allowed to rent this house according to the Louisville Metro requirements, we are only allowing a maximum of 10 people. We will be on the property weekly for general maintenance and cleaning.

Thank you,

Steven Lund

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2311 CRITTENDEN DRIVE

## HOUSE RULES

**CHECK IN TIME :** AFTER 2PM

**CHECK OUT TIME :** BEFORE 10AM

**HOUSE RULES :**

- 1.) NO SMOKING INSIDE THE HOUSE
- 2.) NO LOUD NOISES BETWEEN THE HOURS OF 10PM - 7AM
- 3.) NO PARTIES
- 4.) NO PETS ALLOWED
- 5.) UPON LEAVING, REMOVE TRASH FROM HOME AND PUT IN GARBAGE CONTAINER NEXT TO GARAGE

**PRIMARY CONTACT :**

STEVEN LUND (502) 439-0347

**SECONDARY CONTACT :**

LINDSEY STOUGHTON (317) 345-4398

**LOCAL POLICE :**

(502) 574-7111 or (502) 574-2111

**EMERGENCY :**

CALL 911

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01/09/2019

To Adjoining Property Owners:

I am requesting a Conditional Use Permit (CUP) to allow me to operate short term rental at 2311 Crittenden Dr., Louisville KY 40217.

As you may know, I have been restoring this two story, 4 bedroom, 2 bath for a while and it has finally come to a completion.

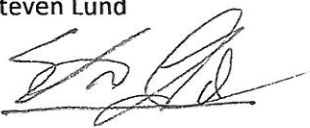
This house will be a rental and I would like to pursue short-term rentals. The websites I will be using to short-term rent this home require me to rate all the renters. If renters get a bad rating others will not rent their home to them and they in-turn can rate me and the house. This is part of the screening process. The renters have to respect the home and the surrounding area. I will also have detailed work and social history of each renter and direct contact numbers. I am spending much time and energy into restoring this home and will not rent to anyone I feel will be disruptive.

The renters will have parking spaces in the garage and on the driveway and the maximum number of guests spending the night is 10. In accordance with the Louisville Metro procedures, we have been directed to invite you to discuss this proposal. This is an informal meeting to give you the opportunity to review and discuss. The meeting will be held in addition to the established public meeting of the Board of Zoning Adjustment. Please feel free to call or text me with any questions or for any reason at all (502) 439-0347. I live with my wife close by here in Louisville.

I am holding a meeting to discuss my plan on Friday, January 25th @ 6pm at 2311 Crittenden Dr. Louisville KY 40217.

Thank you, sincerely -

Steven Lund



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MEETING ATTENDANCE SHEET

NAME	STREET ADDRESS	ZIP	PHONE	EMAIL
GAIL LINVILLE	526 Atwood St	40217		stjdsaa@hotmail.com
Kathleen Helm	4036 S. 5th St.	40214		
Steven Lund	016 Franklin St	40206		
LINDSEY STOLLGHTON	016 FRANKLIN ST.	40206		

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2311 CRITTENDEN DRIVE NEIGHBORHOOD MEETING 01.25.2019

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1.25.2019

Gail Linville (G)

Steven Lund & Lindsey Stoughton (S&L)

G: Asks about rental rate cost/night in comparison to long-term rental rate

S&L: Like to start at \$200/night, but will go up or down depending on the season or local events such as Derby.

G: 4 Bed House long-term usually gets \$400/person/month.

L&S: How safe is the neighborhood?

G: Low crime rate in comparison to other areas in Louisville.

General discussion about the neighborhood.

G: Likes that we have a camera on the door bell.

Kathleen (K)

K: Looks at the house & finishes - likes the setup and thinks guests will like it as well.

K: Be sure to meet guests in person.

K: Likes the yard and that we have rules & notes around the house for guests.

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