

June 13th, 2019,

Louisville Metro Planning & Design Services,

We are seeking relief from the newly enacted STR ordinance requirement that no residence can seek a CUP for a non-owner occupied STR within 600 ft of another permitted, non-owner occupied STR. In early April 2019, prior to signing our lease with the owners of 2038 Bonnycastle, we contacted Louisville Metro Planning & Design Services Department to see if 2038 Bonnycastle Ave was eligible for a non-owner occupied CUP. We were told by LMPDS that the property was eligible for a CUP and that there weren't any issues pertaining to the zoning or the site itself that would preclude us from obtaining a permit. We were also aware of a new STR ordinance that was making its way through city council; however; the proposed ordinance at that time made absolutely no mention of any 600 ft rule and none of the other proposed changes would have negatively affected our CUP application for 2038 Bonnycastle Ave.

Based on the aforementioned information, we signed a lease on 2038 Bonnycastle #B in mid April 2019 that was explicitly for the purposes of using the property as an STR after obtaining a CUP. We have since invested \$27,500 in rent, security deposit, and furniture for the property in preparation for future STR use given our assurance that the property qualified for a CUP. In parallel, we have been following every step in the CUP process from submitting our pre-application, sending out early STR notice and notice for our neighborhood meeting, conducting the neighborhood meeting and communicating with LMPDS. In our neighborhood meeting, both attendees concerns seemed put at ease by our strategies to prevent any neighborhood disturbances and manage our guests. Though I, Ben Wolff, am not local to Louisville, we have a dedicated local team of handymen, cleaners and retired law enforcement to manage the property and our guests. We also have noise detection devices in the property to alert us of any noise disturbances and a 24/7 guest communication team that can respond to any guest or neighbor calls or messages at any time. After our neighborhood meeting, one of the attendees was supportive enough that she even requested to view the property and is interested in renting it when her family is in town once we are permitted!

After getting this far in the process and when we were about to submit our formal application, we heard the new STR ordinance had passed in early May and were shocked to learn about the 600 ft rule, which could pose a problem for 2038 Bonnycastle given the other STRs within 600 ft. We then contacted our representative Beth Jones at the LMPDS who said we could still request relief from this new restriction in our efforts to obtain a CUP. Given that there are a number of other STRs in this area already, we won't be materially changing the fabric of the neighborhood or the experience of community members. Also, we only intend on renting out 2038 Bonnycastle Unit B, because the owner's mother resides in Unit A, which provides further motivation to ensure our STR activity and guests are as respectful as possible."

Sincerely,



Benjamin Wolff

Member, NYC Monthly Rentals LLC