

Jones, Beth A.

From: User <crgrantz@gmail.com>
Sent: Monday, July 30, 2018 7:32 PM
To: Jones, Beth A.
Subject: 1933 Alfresco Place and Other Corporate-Owned Short-Term Rentals

As you may not know 1933 Alfresco Place has been purchased by an out-of-town based LLC. This group has contracted with Key Source Properties to manage their business at this address. Key Source Properties specializes in short term rentals like an AirBnB or Vacation Rental By Owner (VRBO) but without the the Owner of the property on or around the premises. Jonathan Klunk of Key Source spoke with a group of us at the property last night. Although he assured us he would have his people clean after their "guests" and keep the property in good order he also assured us that this property would be ADVERTISED and PROMOTED as an excellent place to host Bachelor/ Bachelorette Parties and Bourbon Tours. He also said he had off-duty police on retainer to respond to trouble. I'm flabbergasted that a local company would try to intentionally create a business on a residential street without complete regard for those around, including an elementary school, daycare and a church not mention all those who live on the street. Klunk's dismissive tone with those present at last night's meeting was a tell to what's to come. Also his recent interview reveals he has limited regard for the community and is focused solely on his business success. Don't get me wrong I have no problem with AirBnB and VRBO but this scenario is different. The difference in this proposed Establishment on our street and regular short-term rentals is these absentee owners have no contact with the neighbors and no inherent interest in our community other than profit. Likewise Jonathan Klunk and Key Source Properties merely want to profit from our probable disruption of life and promote nuisance businesses.

DERBYBNB WITH JONATHAN KLUNK - Drunken Money

<https://drunkenmoney.com/derbybnb/>

I am sure you have dealt with these entities before but as they inundate neighborhoods through out the nation and world, I feel it's your duty as a civil servant to help alleviate probable problems before they come roaring at your constituency.

Please read the article in this link.

<https://www.cnbc.com/2018/05/23/unwelcome-guests-airbnb-cities-battle-over-illegal-short-term-rentals.html>

Jones, Beth A.

From: April Sage <april.sage143@gmail.com>
Sent: Thursday, August 2, 2018 9:21 PM
To: Jones, Beth A.
Subject: 18 CUP 1078

I do not support this project in my neighborhood. It is just that, a neighborhood, and is not a place for out of control (i.e. bachelor and bachelorette) parties.

April Sage

Jones, Beth A.

From: Bob Atkin <bobatkin@gmail.com>
Sent: Sunday, August 5, 2018 9:44 AM
To: Jones, Beth A.
Subject: 18 CUP 1078 / 1933 Alfresco

Beth,

I frequently walk the neighborhood, including this block of Alfresco and I am very much opposed to short term rentals in residential neighborhoods with no owner on site. My wife and I are new to this area, but very aware of the difference an on-site owner can have on a long or short-term rental properties and their day to

Please deny this request, and future requests for short term rentals in residential neighborhoods without onsite owners. AirBnB is still relatively new, but we have to get out in front of it with some common sense rules and guidelines to preserve our communities, for the long term.

Thank you,

Bob Atkin
1927 Ivanhoe Court

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Bob Atkin
502-762-6141

Jones, Beth A.

From: Les Butler <lesbutler383@yahoo.com>
Sent: Monday, August 6, 2018 1:53 PM
To: Jones, Beth A.
Subject: AirBnb on Alfresco Case # 18 CUP 1078

Follow Up Flag: Follow up
Flag Status: Flagged

I have been made aware via the NEXTDOOR neighborhood app that a request has been submitted to rezone a property on Alfresco Place that will entertain bachelor/bachelorette parties, etc. Firstly I would like to know the exact address of the property in question. And secondly who is the owner of the property? Needless to say I am not in favor of this rezoning. My neighborhood is quiet, peaceful and is a wonderful place to live. And the homeowners in this area are not in favor of turning it into a party street. Many of us are retired and don't want to be kept awake and disturbed by a group of outsiders who will have no concern for our lifestyle nor desire for maintaining our peaceful and safe neighborhood.

When I moved into my home some 16 years ago I had next door neighbors who were Bellarmine students. They liked to party and entertained underage drinkers and disturbed my sleep and those of my neighbors. One elderly lady was afraid to complain for she was in fear of retaliation. The city and county had not merged at that time and I complained to my alderman. He paid a trip to the President of Bellarmine and the problem ceased. Many of the occupants were on athletic scholarships and the school had some leverage over them. The visitors to the wannabe AirBnb will not have the same inclination. They will be here today and gone tomorrow and will not be concerned about how they have affected our community. Nor will the owner of the property. They will be peacefully ensconced in Indianapolis.

I emphatically vote no and plan to attend the zoning meeting.

Thank you.

Les Butler
1823 Alfresco Place
lesbutler383@yahoo.com

Jones, Beth A.

From: Steffens, Janet <jsteffens@purdue.edu>
Sent: Tuesday, August 7, 2018 11:28 AM
To: Jones, Beth A.
Subject: Illegal Air BnB Rental in Progress at 1933 Alfresco Place

Dear Ms. Jones,

I am the homeowner at 1937 Alfresco Place. I noticed a couple and their two dogs staying at 1933 Alfresco Place this past weekend. It is my understanding that the house will be reviewed at the Board of Zoning Adjustment meeting on August 20, but it is not yet a legal Air BnB rental property. I happened to meet one of the people staying there when I was walking my dog. After we chatted a few minutes she told me they found the rental on the Air BnB website and have rented it for three weeks. She asked me about the yard sign announcing the zoning meeting and I explained the purpose of the meeting was to approve a conditional use permit for the residence to be a legal short-term rental. We were told by a Key Source Properties representative at the neighborhood meeting, that no one would be renting the residence until they obtained a conditional use permit for short-term rentals. What is the penalty for this illegal rental?

I want to be clear that I do not approve the use of 1933 Alfresco Place as an Air BnB that will not be occupied by the owner. The target renters are bachelor, bachelorette, and bourbon tour clients. Because the residence is only 1100 square feet, with no off-street parking, it sits in close proximity to other houses in a quiet residential neighborhood, and is across the street from a daycare and elementary school, this is an inappropriate location for a mini-hotel business catering to drinking parties.

I request that the Board of Zoning Adjustment deny the request for a conditional use permit for short-term rental at 1933 Alfresco Place.

Cordially,

Janet Steffens, Homeowner
1937 Alfresco Place
Louisville, KY 40205
(502) 671-9386

August 10, 2018

Dear Beth Jones,

We are sending this letter regarding the Conditional Use Permit meeting on August 20, 2018 for short term rentals at 1933 Alfresco Place, Case number 18CUP1078. We are not opposed to hosted Airbnbs. As a matter of fact, there are a few hosted Airbnbs already in our area. However, this short term NON-hosted Airbnb that is advertised for bachelorette, bachelor, and bourbon trail rentals at a home that is less than 1000 feet for a pre-school and school is not desirable for our community neighborhood.

We were members of the 5th Division Advisory Board and after talking to some of the policeman in our division, they indicated the biggest problem they experienced with some of the Airbnbs in our area was that the houses were being used as fronts for prostitution. This is a very serious concern for us. However, some of the less severe concerns, but still real concerns for us, are the following:

- No off-street parking on a street where parking is at a premium due to the church, the school, and the residents.
- The number of occupants allowed to stay in the house and the lack of control over that since the Airbnb is not hosted.
- The possibility of loud and late parties that won't be controlled due to the Airbnb not being hosted.

As concerned citizens, we would like to maintain the security and integrity of our neighborhood community. Therefore, we would strongly request that the CUP not be approved for 1933 Alfresco Place. Thank you for your consideration.

Sincerely,

Jim & Charlene Leason



August 13, 2018

Louisville Board of Zoning Adjustment
444 South Fifth Street
Louisville, KY 40202

Attn: Beth Jones

Subject: 1933 Alfresco Place
Case Number 18CUP1078

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AUG 13 2018
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Dear Ms. Jones,

The Deer Park Neighborhood Association (DPNA) would like to go on record as opposing the request for a CUP for the property at 1933 Alfresco Place.

It is our understanding that the property will be rented out on a short term basis for events such as Bachelor and Bachelorette Parties, Bourbon tourists, and Derby events among others. The Louisville based LLC administering the Indianapolis company owned home have made it clear there will be no on-sight management. There are house rules for these mini-hotels that "prostitution is forbidden" which demonstrates such activity is a concern. The house is nearly across from St Francis Pre-school and there are no provisions for parking. The street is already parked up with residents. This type of activity is not wanted by the neighbors or the parish in this quiet family neighborhood. The DPNA wants to ensure that Deer Park neighborhoods remain safe and wholesome, and feels this activity is inconsistent with our submitted neighborhood plan and Cornerstone 2020.

For these reasons The DPNA opposes 18CUP1078. We are hopeful that the Commission shares in our decision to deny this request.

Thank you for your time and attention.

Submitted by The Deer Park Neighborhood Association

18CUP1078

Jones, Beth A.

From: Charles Puckett <thesircp@twc.com>
Sent: Monday, August 13, 2018 2:31 PM
To: Jones, Beth A.
Subject: 1933 Alfresco Place CUP Application

Dear Ms. Jones,

I am writing to strongly object to the application for a CUP to operate a Non Owner Occupied Short Term Rental at 1933 Alfresco Place. Just to note that this rises much beyond being a "non in my neighborhood type of issue. The approval of this application would allow a commercial intrusion into a strictly residential neighborhood and would be a violation of both the Deer Park Neighborhood Plan and Cornerstone 2020.

Sincerely,

Charles W. Puckett
1639 Stevens Ave.
Louisville, KY 40205
(502) 500-7414

Jones, Beth A.

From: Jenifer Frommeyer <j.frommeyer@dreamswithwings.org>
Sent: Monday, August 13, 2018 4:16 PM
To: Jones, Beth A.
Subject: 18 CUP1078- 1933 Alfresco Place

Dear Ms. Jones,

I am writing today to express my concerns regarding the proposed non owner occupied Air B and B for 1933 Alfresco Place.

I have been a member of the Deer Park Board for over 20 years. In that role, I have come to understand what is important to our neighbors and our community. Our neighborhood plan outlines the use that is appropriate and this is not one. It also is not in line with what is outlined as part of Cornerstone 2020.

As a member of St. Francis of Assisi, parking has always been a problem for the church and the school. An air b and b to accommodate up to 6 people would further hinder parking.

In addition, I am the Executive Director of Dreams With Wings, a not for profit in the neighborhood that provides supports and services for individuals with disabilities. The use of this property for bachelor and bachelorette parties in a location near a school and organizations such as ours is concerning.

For all of the above reasons, please enter my opposition on record. A single family home being operated as a mini-hotel in a residential neighborhood is not appropriate in the Deer Park Neighborhood.

Thank you,

Jenifer Frommeyer
1886 Rutherford Ave.
Louisville, KY 40205

Annane L Frost
1911 Alfresco Place
Louisville, Ky 40205
Roy Frost
1911 Alfresco PLACE
LOUISVILLE, KY 40205

Janet Remington
1909 Alfresco Place
Louisville, KY 40205

DAVID LASOSKI
1900 Alfresco Place
Louisville, KY 40205

KATHRYN LASOSKI
1900 Alfresco Pl
Louisville, KY 40205

JAMES E. DOWNS
1846 ALFRESCO
LOUISVILLE, KY
40205

John Stark
Mary Stark
1849 Alfresco Place
LOUISVILLE, KY 40205
Elliott Stark
1849 Alfresco Place
LOUISVILLE, KY 40205

Andrew Chandler
3806 Brady Lane
Louisville, KY 40299

John Mudd
1851 Alfresco Pl
Louisville, KY 40205

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