

September 3, 2019

Board of Zoning Adjustment
444 S. 5th Street
Louisville, KY 40202

RE: 19CUP1094

To the Board of Zoning Adjustment:

I'm writing to request relief from the 600 foot rule regarding proximity of short term rentals, because I only recently found out, in this late stage of the application process, that a very tiny bit of a STR lot on Lydia Street is within 600 feet of the very back corner of the lot of my property on Ash Street for which I filed permit case number 19CUP1094. Indeed, when I inquired at the pre-application phase and the formal application phase, I was informed by Planning and Zoning that there was no one within 600 feet, nor any pending applications within 600 feet. It was only when a "formal" mapping was done last week using LOJIC data that my case manager discovered the tiny overlap.

I'm not a real estate investor---this is the only piece of investment property I have, and since submitting my initial application in May, I've paid to have the house exterior painted and sunk money into quite a few other costs associated with running it as a short term rental. I think the location is great for the use, because it's walking distance to so many restaurants and other local businesses. I've also talked to some local artists about hanging their work in the house to showcase local artists and maybe even coordinate sales of the art within the house to guests, should they be interested in purchasing.

No neighbors attended my neighborhood meeting, so it is unlikely anyone objects to the use, and I've exchanged numbers with the next door neighbor so that she can contact us if there are any issues.

Furthermore, I suspect the information on LOJIC is not necessarily reliable when it comes to margins as small as the one noted on the map you will find submitted by my case worker.

Under these extenuating circumstances, I believe it would be reasonable to grant relief, and I'd like to respectfully request same. I truly do appreciate your time and consideration in this matter.

Sincerely,


Catherine B. Greene