

## **Jones, Beth A.**

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**From:** Tamara Frank <tamaradfrank@yahoo.com>  
**Sent:** Monday, December 10, 2018 8:19 PM  
**To:** Jones, Beth A.  
**Subject:** 15 Eastover Court

Hi Beth,

In the event that the council votes against the 90-day moratorium on Conditional Use Permit applications, I will be addressing BOZA on December 17th, regarding Case #18CUP1052, #15 Eastover Court, property of Jason Benham.

My concern and what I will address on the 17th is the inability to properly vet potential renters. I am an Airbnb owner. My property is in a commercially zoned area on Frankfort Avenue in Clifton and has been voted by Bourbon Review as one of the top places to stay in Bourbon Country. I use the most professional management company of Keysource Properties to manage all of my bookings and schedule cleanings and trust them completely. However, despite how very thorough they have been in researching my guests, my Airbnb has seen the likes of what we believe to have been either prostitution, sex trafficking or porn being filmed and, in another instance, I was contacted by the Louisville Police department for what they described as a drug deal that had been tracked back to my property.

It concerns me deeply that the Board of Zoning will allow Mr. Benham a Conditional Use Permit to rent #15 Eastover Court on this beautiful, traditional and clearly residential street. How can he possibly know what type of people he is renting to when he already advertises (without his permit) that his house will sleep 10 guests and that there is a pool for their use while they stay? He encourages a party mentality which, from our experience with his past renters, has come to fruition with SUV's filled with bachelor and bachelorettes come to stay with their pool floaty's and beer coolers for all-night parties.

This is a street where people stay for life. We have neighbors who have lived on our street their entire lives and are in their 90's as well as 50's and 60's. I have lived on Eastover for 24 years and raised both of my children here. I urge you to please not allow Mr. Benham his CUP. Doing so will degrade the family atmosphere that we all embrace on our street and as well, will make us, our children and grandchildren vulnerable to the despicable ways of the world. Allow us to maintain that Norman Rockwell innocence that Eastover is known for. Know that we are a multi-use neighborhood with an elementary school within a stones throw from Mr. Benham's property who will also benefit from your vote against his application.

Thank you for taking the time to hear me out. I appreciate your time and again, I urge you to please vote against a conditional use permit for Mr. Jason Benham on December 17th.

Sincerely and with warmest regards,

Tamara Frank  
26 Eastover Court  
Louisville, Ky 40206  
502-609-3456

**Jones, Beth A.**

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**From:** Madeline Abramson <mabramson44@gmail.com>  
**Sent:** Tuesday, December 11, 2018 8:55 AM  
**To:** Jones, Beth A.  
**Subject:** 18CUP1052

Ms. Jones, I am writing to provide comments on the application for a CUP to operate a non-owner occupied B&B on Eastover Court. I am NOT in favor of the application for a number of reasons. 1. The applicant has clearly demonstrated he does not respect the rule of law by his actions during the last year. He has rented his home many times to large groups who enjoy loud, and late, parties around the pool. It is as if he is running a hotel but the neighbors are left with the role of "desk clerk"...having to police inappropriate activity. 2. I do not understand the logic of operating a commercial business in the middle of a residential (R-5) neighborhood. Thank you for your attention to this matter. Madeline Abramson (44 Eastover Court)

Sent from my iPad

## Jones, Beth A.

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**From:** Abramson, Jerry <jabramson01@spalding.edu>  
**Sent:** Tuesday, December 11, 2018 10:48 AM  
**To:** Jones, Beth A.  
**Subject:** 18CUP1052

I reside at 44 Eastover Court and lived at that address since 1986. I am submitting this email in opposition to the requested Conditional Use Permit requested by the owner of 15 Eastover Court.

Eastover Court is located off Frankfort Ave contiguous to the Louisville Water Works located one block west of our street. Eastover Court is a 100% residential street with an elementary school on the block west of us and single family plus a duplex and fourplex on the street just east of Eastover. Crescent Hill is a mixed income neighborhood of residences with commercial business property along the Frankfort Ave corridor.

Eastover Court is presently zoned residential. The applicant moved out of 15 Eastover Court and lives elsewhere in the community. Upon his leaving the block and purchasing a home elsewhere in the City, the applicant has been running a business in the middle of the Eastover Block. A block that is zoned residential. 15 Eastover for months has been rented out to groups who stay at the premises for several days, partying in the house as well as around the swimming pool in the rear to early hours in the morning.

Since the applicant no longer lives on the premises (15 Eastover Court) the neighborhood has had to oversee the premises when being used by short term partiers. This means the neighborhood has had to constantly report to the City that 15 Eastover Court was being used by an absentee landlord for weekend rentals with NO PERMITS obtained by the owner. The neighborhood has had to contact people staying in the house regarding their loud music around the pool in the wee hours of the morning along with having to call the police for assistance when the weekend frolickers failed to comply with our reasonable requests.

The Bottom line is that the applicant who lives in another home across town, is running a commercial business on land that is zoned residential. He has rented it over the last several months without the proper permits and when made aware of his lack of permits he continued to rent the premises for weekends. And finally, our neighborhood should not have to manage his business property to insure a residential environment continues (in our residentially zoned neighborhood) for our families and their children.

Jerry Abramson  
Executive in Residence

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