

Pollock, Heather

From: michael.oleary@twc.com
Sent: Thursday, May 4, 2023 7:54 AM
To: Pollock, Heather
Cc: Mike OLeary, President Clifton Community Council
Subject: 23-CUP-0030. 2106 New Main St. CLIFTON NEIGHBORHOOD
Attachments: 23-CUP-0030. 2106 New Main St.PDF

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Dear Ms Pollock,

Attached to this message is a letter of opposition to the request for a conditional use permit (CUP) by the non-primary residence owner of 2106 New Main Street in our Clifton neighborhood.

There are 3 other CUP STR's nearby: 110 N Clifton (608 ft.), 120 N Bellaire (727 ft.), 115 Waverly (814 ft.).

As of 4/25/23, Clifton has 21 CUP STRs (in a non-primary residence), 17 host occupied STRs, and 11 commercial STRs, for a total of 49. There are 4 pending STR's: 4 CUP.

Since 109 N Bellaire is sited within 600 ft of 2106 New Main St., the Clifton Community Council respectfully asks the Board of Zoning Adjustment Commissioners to uphold LDC 4.2.63 D and vote to deny the conditional use permit for a short term rental that is a non-primary residence at 2106 New Main St.

Respectfully,

Michael O'Leary
President, Clifton Community Council

Michael O'Leary
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CCC website: www.cliftonlouky.org

Let us understand before we disagree. If we disagree let us not be disagreeable.



DATE: April 26, 2023

TO: Heather Pollock, Planning & Design Services

FROM: Mike O'Leary, President, Clifton Community Council

SUBJ: 23-CUP-0030. 2106 New Main St.

A conditional use permit for a short term rental of a non-primary residence

The Clifton Community Council opposes the request for a conditional use permit for a short term rental of a non-primary residence at 2106 New Main St.

There is 1 STR with approved CUP located within 600 ft of 2106 New Main St.

Address	Exp Date	Date Issued	Zone		BOZA approved
109 N Bellaire Ave	02/15/23	05/22/19	R6	CUP 18CUP1214	05/06/19

Ordinance 056, Series 2019, approved by Metro Council on 4/25/19 and signed by the Mayor on 5/8/19 amended the LDC sections relating to STRs. STRs approved prior to the 2019 LDC revisions are not subject to the 2019 amendments.

Per LDC 4.2.63 D. The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. This provision shall not apply to a property in the TNZD district which required a conditional use permit even though it is the primary residence of the host.

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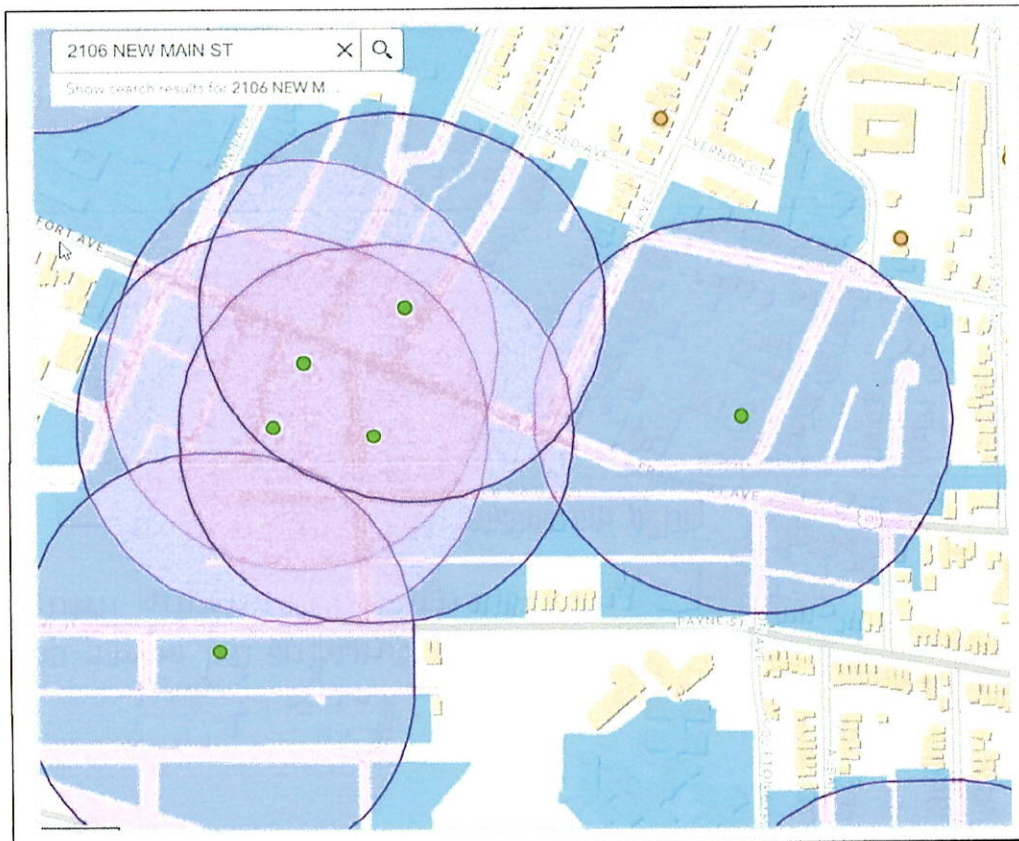
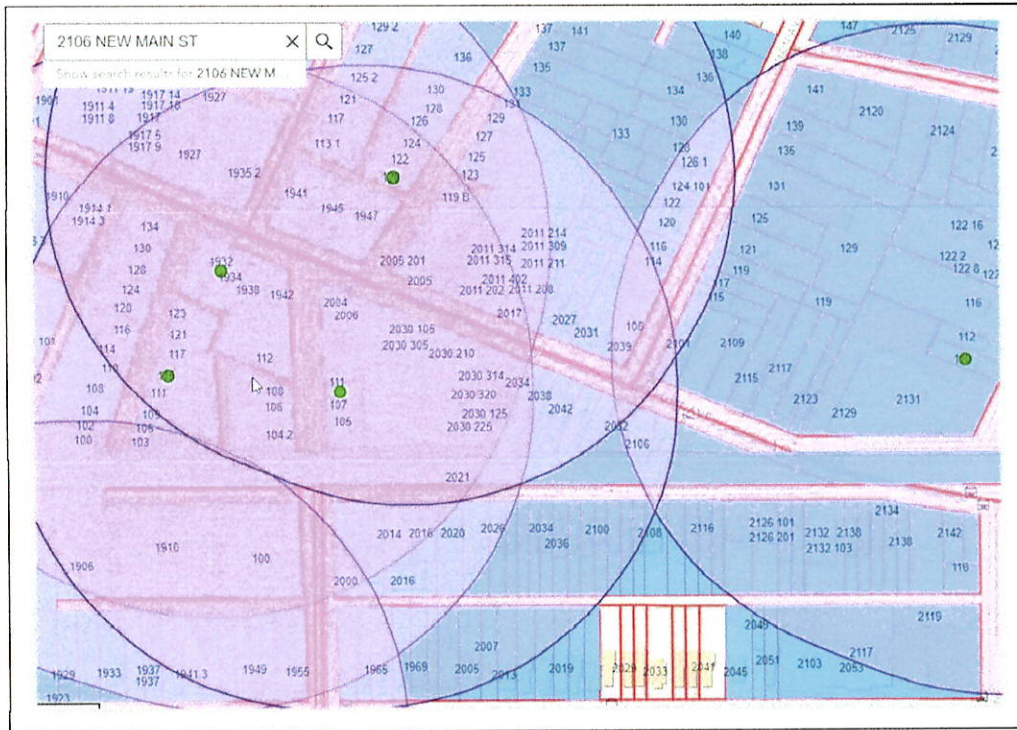
Respectfully submitted,

Michael O'Leary, President
michael.oleary@twc.com
502-744-3144

c: Andrew Owen, Metro District 9 Councilperson



<https://louisvilleky.gov/government/planning-design/short-term-rental-information>



Short Term Rentals

04/25/23

	Address	Expiration Date	Date Issued	Zone	Type	BOZA
1	109 N Bellaire Ave	02/15/23	05/22/19	R6	CUP 18CUP1214	05/06/19
3	120 N BELLAIRE AVE, 1 & 2	01/18/24	01/10/20	R5A	CUP 18CUP1180	08/05/19
4	129 N Charlton Ave	04/10/20	06/30/19	R5A	CUP 18CUP1168	04/01/19
6	110 N Clifton AVE, Apt 1 & 2	03/29/23	02/07/20	R7	CUP 18CUP1157	04/15/19
8	196 Coral Ave, 1 & 2	03/21/24	03/20/23	R5	CUP 22CUP0382	02/20/23
10	1932 FRANKFORT AVE, 101 & 201	09/13/23	08/19/19	R6	CUP 19CUP1034	07/08/19
11	165 N Jane St	03/01/23	03/01/22	R5	CUP 21CUP0213	02/07/22
13	1700 PAYNE ST, Front & Rear	03/01/24	01/31/20	R5	CUP 18CUP1188	04/01/19
14	1922 PAYNE ST	04/02/24	08/19/19	R5A	CUP 19CUP1012	06/03/19
15	2338 PAYNE ST	12/16/23	03/02/20	R5A	CUP 16CUP1070	06/05/17
16	141 Pope St	05/27/21	05/22/19	R5A	CUP 18CUP1087	02/18/19
17	272 SAUNDERS AVE	04/21/22	05/15/21	R5A	CUP 17CUP1019	05/15/17
	272 Saunders Ave, new owner	10/14/23	10/14/22	R5A	CUP 22CUPPA0222	
18	184 1/2 STATE ST	05/06/23	02/25/20	R5A	CUP 19CUP0247	01/27/20
19	168 Vernon Ave			R6	CUP 22CUP0332	01/09/23
20	115 WAVERLY CT	05/18/23	02/26/19	R6	CUP 18CUP1156	02/18/19
21	139 William St	04/22/24	04/21/23	R5	CUP 23CUP0005	04/10/23
1	244 ALBANY AVE	06/08/21	01/24/19	R5	host occupied	
2	123 N BELLAIRE AVE, Unit 1	01/31/24	06/30/18	R6	host occupied	
3	153 N BELLAIRE AVE	05/05/23	05/11/21	R6	host occupied	
4	145 N Clifton Ave	03/01/23	06/30/20	R5	host occupied	
5	122 N Ewing Ave	06/18/23	06/18/22	R5	host occupied	
6	237 Haldeman Ave	03/26/23	03/25/22	R5	host occupied	
7	212 S Keats Ave	10/05/23	10/05/22	R5A	host occupied	
8	1926 Payne St	03/19/24	03/20/23	R5A	host occupied	
9	1939 Payne St	06/23/23	06/23/22	R6	host occupied	
10	2029 Payne St	03/27/21	03/12/20	R5A	host occupied	
11	2322 Payne St	05/28/22	05/28/21	R5	host occupied	
12	118 State St	09/14/23	09/13/22	R5A	host occupied	
13	186 State St	01/14/24	01/14/23	R5A	host occupied	
14	119 Stevenson Ave	02/24/24	02/23/23	R5A	host occupied	
15	164 VERNON AVE, new owner Oct22	07/09/22	07/09/21	R6	host occupied	
16	170 Vernon Ave	03/01/24	01/11/23	R6	host occupied	
17	181 William St	10/29/23	10/29/22	R6	host occupied	
1	1732 Frankfort Ave	03/13/24	03/14/23	CR		
3	1746 FRANKFORT AVE, #1 & 2	07/12/23	03/12/19	C1		
4	1807 Frankfort Ave	04/03/24	04/04/23	C1		
5	1825 FRANKFORT AVE	09/14/23	08/17/21	C1		
6	1906 FRANKFORT AVE, 201	01/13/24	12/11/19	C1		
7	1938 Frankfort Ave	02/23/23	02/23/22	CN		
8	2000-2002 FRANKFORT AVE	03/02/24	06/30/17	C2		
9	2006 FRANKFORT AVE	08/10/23	11/11/18	C2		
10	2042 Frankfort Ave	02/13/24	06/04/19	C2		
11	2352 Frankfort Ave	01/24/24	01/24/23	C2		

Applications Pending:

NeighborhoodMtg

1	2106 New Main St	Filed 9/22/22		R5A	23CUP0030	01/18/23
2	166 William St	Filed 9/30/22		R5A	23CUP0002	03/21/23
3	181 Coral Ave	Filed 11/7/22		R6	22CUPPA0346	
4	152 N Ewing Ave	Filed 2/20/23		R5	23CUP0128	04/11/23
	165 Pope St (Null and Void)	02/09/21	01/28/20	R5A	CUP 19CUP0219	01/06/20