

Crumbie, Jon

From: Lew Acampora <lacampora@kstc.com>
Sent: Tuesday, January 7, 2020 9:20 AM
To: Crumbie, Jon
Cc: Lenore Hoyt; Faith Lemon; Coan, Brandon
Subject: RE: 19-CUP-0207

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Dear Mr. Crumbie,

I hope that you and your office had a good break over the holidays. Now that some of the dust has settled, I want to confirm that my comments regarding 19-CUP-0207 (see below) are noted. Please let me know if there is further action needed on my part.

Thanks so much,

Lew Acampora

From: Lew Acampora
Sent: Thursday, December 19, 2019 12:07 PM
To: Crumbie, Jon <Jon.Crumbie@louisvilleky.gov>
Subject: 19-CUP-0207

Dear Mr. Crumbie,

I understand from Councilman Coan that you are the case manager for application 19-CUP-0207, a non-owner occupied short term rental at 1814 Bonnycastle Ave. in District 8. I attended the BOZA meeting on Dec 16, but was unaware that consideration of the permit was continued until Jan. 27.

I am writing to voice objection to the granting of this permit. I am a neighborhood resident (1843 Shady Lane) and feel strongly that the proliferation of short term rentals (i.e. unregulated hotels) will have a deleterious effect on the character and fabric of the Highlands neighborhood. Louisville has a reasonable policy of prohibiting non-owner occupied short term rentals within 600 ft. of each other unless exceptions are made due to geographic features, etc. The attached printout shows that the structure at 1814 Bonnycastle Ave is approximately 550 ft. from 1844 Shady lane, and the structures are within the same neighborhood, not separated by any natural boundaries.

I also see that there is another CUP for a non-owner occupied rental at 1908 Bonnycastle Ave (19-CUP-1975). This structure is approximately 330 ft from the existing non-owner occupies short term rental at 1844 Shady Lane. Councilman Coan said that, if you are not the case manager for this application, then you can direct me to the appropriate person.

Thank you very much. Feel free to contact me at this e-address or at 502.263.3626 if you need further information.

Lew Acampora

From: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Sent: Wednesday, December 18, 2019 9:58 AM
To: Lew Acampora <lacampora@kstc.com>
Cc: Lenore Hoyt <lenore.hoyt@gmail.com>; Faith Lemon <faithlemon@gmail.com>; Crumbie, Jon <Jon.Crumbie@louisvilleky.gov>; Weatherby, Jasmine <Jasmine.Weatherby@louisvilleky.gov>
Subject: RE: BOZA Mtg

Thanks, Lew. You can direct your comments on 19-CUP-0207 to case manager Jon Crumbie, copied here.

Best Regards,
Brandon

From: Lew Acampora <lacampora@kstc.com>
Sent: Wednesday, December 18, 2019 7:34 AM
To: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Cc: Lenore Hoyt <lenore.hoyt@gmail.com>; Faith Lemon <faithlemon@gmail.com>
Subject: BOZA Mtg

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Dear Councilman Coan,

Even though consideration of the CUP at 1814 Bonnycastle was continued until January, my wife and I appreciated the glimpse into the process of city government and your articulate consideration of the issues.

- I'm not certain that I will be able to attend the January meeting at which the CUP at 1814 Bonnycastle Ave. will be considered, but I surmised that it is possible to send comments to be read/considered by the BOZA. Is there a form for this? To whom should these comments be addressed? I am confident that you will make BOZA aware that the proposed CUP is within the 600 ft radius of the existing STR-CUP at 1844 Shady Lane, but if additional comments against the proposed CUP are warranted, I am happy to provide them.
- Thanks also to you and Mr. Haberman for following up on the status of the Short Term Rental at 1848 Shady Lane. I understand that Mr. Zirbel submitted a drivers' license showing that his residence is 1848 Shady Lane, but it is my understanding (though I cannot provide proof) that his residence is on Fernwood Ave, and that 1848 is, in part, a non-owner occupied STR (next door to another non-owner occupied STR at 1844 Shady Lane).

Thanks again for your service to District 8 – I hope your successor continues the good work that you (and Tom Owen before you) have done representing this special part of Louisville.

Lew Acampora (1843 Shady Lane)

Crumbie, Jon

From: Lew Acampora <lacampora@kstc.com>
Sent: Thursday, December 19, 2019 12:07 PM
To: Crumbie, Jon
Subject: 19-CUP-0207
Attachments: 1814 Bonnycastle Avenue, Louisville, KY to 1844 Shady Lane, Louisville, KY - Google Maps.pdf

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Cc: Lenore Hoyt <lenore.hoyt@gmail.com>; Faith Lemon <faithlemon@gmail.com>; Crumbie, Jon <Jon.Crumbie@louisvilleky.gov>; Weatherby, Jasmine <Jasmine.Weatherby@louisvilleky.gov>
Subject: RE: BOZA Mtg

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To: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Cc: Lenore Hoyt <lenore.hoyt@gmail.com>; Faith Lemon <faithlemon@gmail.com>
Subject: BOZA Mtg

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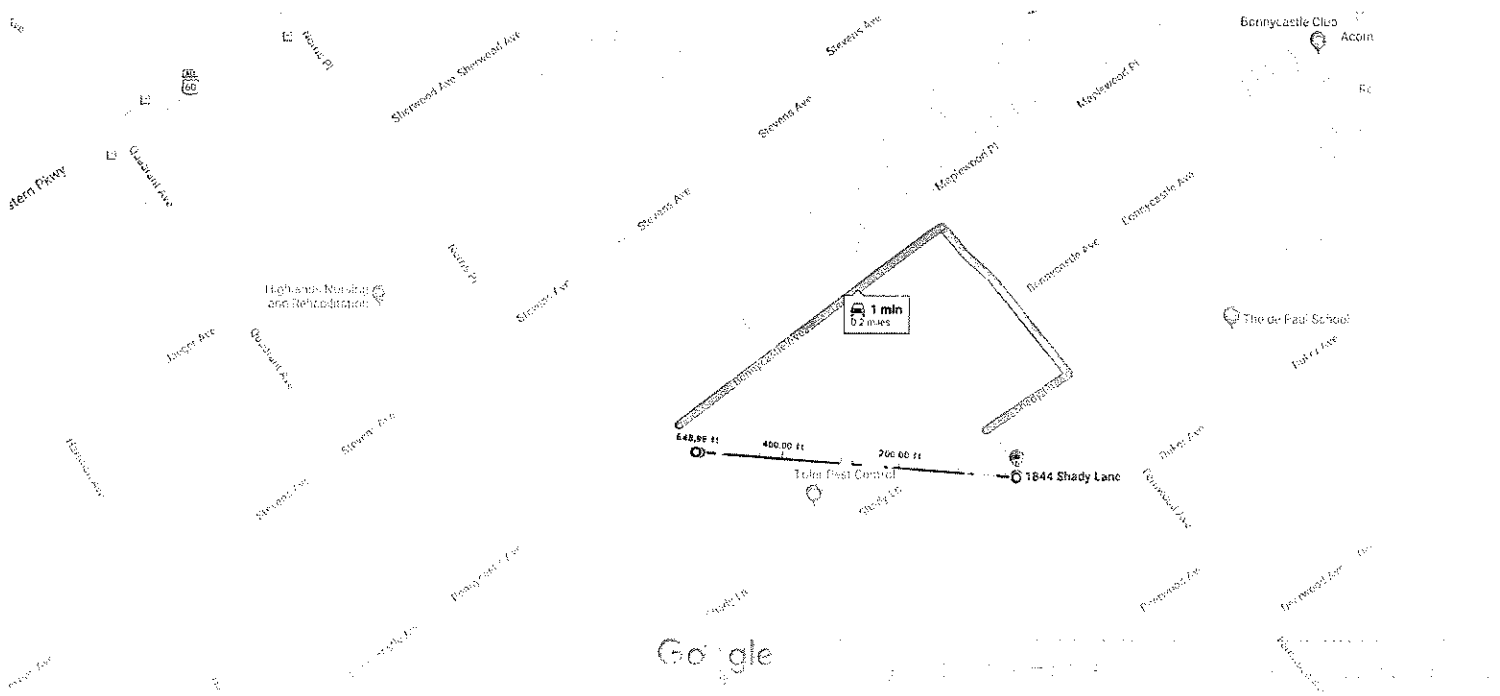
Lew Acampora (1843 Shady Lane)

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1814 Bonnycastle Avenue, Louisville, KY to 1844 Shady Lane, Louisville, KY Drive 0.2 mile, 1 min

Distance measurement



Map data ©2019 Google 100 ft



via Bonnycastle Ave and Fernwood Ave

Fastest route

1 min
0.2 mile

Explore 1844 Shady Ln



Restaurants



Hotels



Gas stations



Parking Lots



More

Measure distance

Total distance: 548.98 ft (167.33 m)

Mandell, Rachel

From: Kate Breen <katebreen1951@gmail.com>
Sent: Monday, December 16, 2019 10:15 AM
To: Mandell, Rachel
Subject: Zoning Case 19-CUP-0207

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Kate Breen <katebreen1951@gmail.com>

to Jon.crombie



I am writing to express my disapproval of the conversion of the house at 1814 Bonnycastle to short-term rental. I have lived at 1805 (catty corner to the house in question) since 1993. Bonnycastle is a very narrow one-way street, and over the years, as more properties have become rentals on this end of the block, parking has become a nightmare. The house opposite to me, 1804 Bonnycastle, was owned by Gene Rosenstein and Fred Pizzonia -- who persisted for years in violating the zoning laws by dividing the house into four separate living quarters -- and getting away with it. At one point, in 2004, they were ordered to reverse the remodeling, which they did temporarily. Then, apparently, they were able to pay \$500 for a zoning change. That home is no longer zoned for single dwelling. It has been sold with a change in zoning.

If you allow the property at 1814 to become a short-term-rental, the city will be gaining tax money but the residents of the street -- most of whom have invested all their wealth in their homes -- will lose property value. The city will further sacrifice the quality of the neighborhood it brags about having. Our "getting to know our neighbors" is impossible with renters moving in and out. The number of automobiles is unmanageable. (At one point, the house across the street from me was responsible for FIVE cars, on a street where it is difficult for each household to fit two cars on the street. Within the last two weeks, a car has been *towed* to the spot in front of 1802 Bonnycastle -- and seems to be abandoned there.

The property at 1814 Bonnycastle is large compared to some other homes on the street -- four bedrooms, two baths, and 1,942 square feet. It would only appeal to large parties of renters -- a half dozen Derby goers or a family in town for a wedding. To me, this suggests that the party renting the house might arrive in multiple vehicles. There simply is NO ROOM for a half-dozen more cars on Bonnycastle, or even on Norris Place around the corner.

I believe that the quality of life in Deer Park has eroded over the years as more short-term rentals (some closer than the 600' allowance) have sprung up around us. The new owners of 1814 -- as residents of San Francisco -- have nothing personal invested in keeping Bonnycastle Avenue a "neighborhood" in the true sense of the word. The people we see on the sidewalks are strangers; we have more young people trolling the street at 3 am checking car doors -- and in general, the character of the neighborhood has begun to change. I have planned to live here for the rest of my life, but the

city of Louisville may force me to make a different choice if I find myself surrounded by parties and strangers coming and going at all hours. Please, please, do not allow this zoning change.

Thank you.

Kathleen Breen
1805 Bonnycastle Avenue
Louisville, KY 40205
502.458-1663



12/10/2019

Louisville Metro Board of Zoning Adjustment
444 South Fifth Street, Suite 300
Louisville, KY 40202

Attn: Jon Crumbie

Subject: 1814 Bonnycastle Ave.
Case Number 19-CUP-0207

Dear members of the Board of Zoning Adjustment,

The Deer Park Neighborhood Association would like to go on record as opposing the request for a Conditional Use Permit for the property at 1814 Bonnycastle Avenue.

The Deer Park Neighborhood plan (part of Cornerstone 2020) has set out definitive goals for the neighborhood in which this property sits. Clear statements for land use include:

LU 5: Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace corridor along Bardstown Road.

The plan also seeks to “preserve the residential character of the neighborhood interior” and “single family dwellings.”

Louisville Land Development Code Chapter 1 Part 2 Definitions defines residential use as:

Uses associated with permanent residential occupancy in the form of a dwelling unit (**permanent means for at least 30 days in duration**). Specific uses such as bed and breakfasts, boarding and lodging houses, hotels, motels and extended stay facilities where stays can be less than 30 days in duration shall be considered commercial uses.

Clearly, STR's fall under the category of "commercial," not "residential" use as defined in the Land Development Code.

Furthermore, the property in question is less than 600 feet from existing STRs holding a CUP at 1834 Stevens Avenue and 1844 Shady Lane, which puts it in opposition to one of the essential requirements of the ordinance passed recently by Metro Council concerning these CUP's.

We are hopeful that the Board shares in our decision to deny these requests.

Thank you for your time and attention.

Submitted by The Deer Park Neighborhood Association


Jeffrey Hughes - President, DPNA

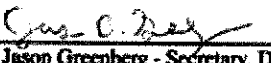

Ari Zestaro - Board Member, DPNA


Charles Puckett - VP, DPNA


Jenife Frommeyer - Board Member, DPNA


Tim Darst - Treasurer, DPNA


Alan Scherer - Board Member, DPNA


Jason Greenberg - Secretary, DPNA


Oli Tierney - Board Member, DPNA


Bob Atkin - Board Member, DPNA


Susan Harmon - Board Member, DPNA


Ann Atkin - Board Member, DPNA

Crumbie, Jon

From: Debra harlan <debraandted@gmail.com>
Sent: Tuesday, December 10, 2019 8:33 AM
To: Crumbie, Jon
Subject: opposing STR proposal 19-CUP-00207 regarding 1814 Bonnycastle Avenue, Louisville KY 40205. And 1849 Yale Second attempt

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Members of BOZA:

Another STR Monday another out of state predator opening a hotel in the Highlands. The Highlands reverts to its 1970's past of often empty houses and too many sketchy uses which in turn dilutes the commercial corridor while granting permanent commercial status to a residence which dilutes the resident population which dilutes diversity so Someplace LLC can cash in at the expense of the locals.

Bye Local!

Even the cases denied seem to be going right ahead and operating. This entire process is out of control.

Other cities have seen the folly of wanton permissiveness. I guarantee if this was affordable housing for the poor or a halfway house enforcement would actually happen. This process literally redlines neighborhoods in favor of certain nameless faceless LLC's, and often out of state, making housing that much more difficult regardless of income status. Realtors now use STR as preferred status when hawking a house. They know BOZA will cave.

Enough.

Please copy and repeat for 19-CUP-0141, 1849 Yale. SECOND ATTEMPT! Waive rules!!

Debra Harlan
1734 Chichester Ave
40205

Sent from my iPhone

Crumbie, Jon

From: Coan, Brandon
Sent: Friday, September 20, 2019 1:19 PM
To: Curtis Stauffer & Rachel Cutler; Crumbie, Jon
Cc: dpna@deerparklouisville.com; Weatherby, Jasmine
Subject: RE: Comment on 1814 Bonnycastle CUP application (19-CUPPA-0143_1814)

Curtis – if this application makes it thru for a hearing there will be a staff report with an official evaluation of the 600 ft question. I have been attending BOZA hearings to voice my strong support for the 600 ft rule in almost every case.

SBC

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Friday, September 20, 2019 12:22 PM
To: Crumbie, Jon <Jon.Crumbie@louisvilleky.gov>
Cc: Coan, Brandon <Brandon.Coan@louisvilleky.gov>; dpna@deerparklouisville.com
Subject: Comment on 1814 Bonnycastle CUP application (19-CUPPA-0143_1814)

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Hi Mr. Crumbie-

I wish to submit comment for the record on the application for a conditional use permit for a short-term rental at 1814 Bonnycastle Avenue (19-CUPPA-0143_1814). This application should be rejected outright because it is within 600 feet of the existing short-term rental at 1844 Shady Lane, as demonstrated in the attached map.

Thank you,
Curtis Stauffer

1921 Maplewood Place
307-690-0981

Sent from [TypeApp](#)

Crumbie, Jon

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Friday, September 20, 2019 12:22 PM
To: Crumbie, Jon
Cc: Coan, Brandon; dpna@deerparklouisville.com
Subject: Comment on 1814 Bonnycastle CUP application (19-CUPPA-0143_1814)
Attachments: Distance 1814 Bonnycastle to 1844 Shady 501 feet.pdf

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Hi Mr. Crumbie-

I wish to submit comment for the record on the application for a conditional use permit for a short-term rental at 1814 Bonnycastle Avenue (19-CUPPA-0143_1814). This application should be rejected outright because it is within 600 feet of the existing short-term rental at 1844 Shady Lane, as demonstrated in the attached map.

Thank you,
Curtis Stauffer

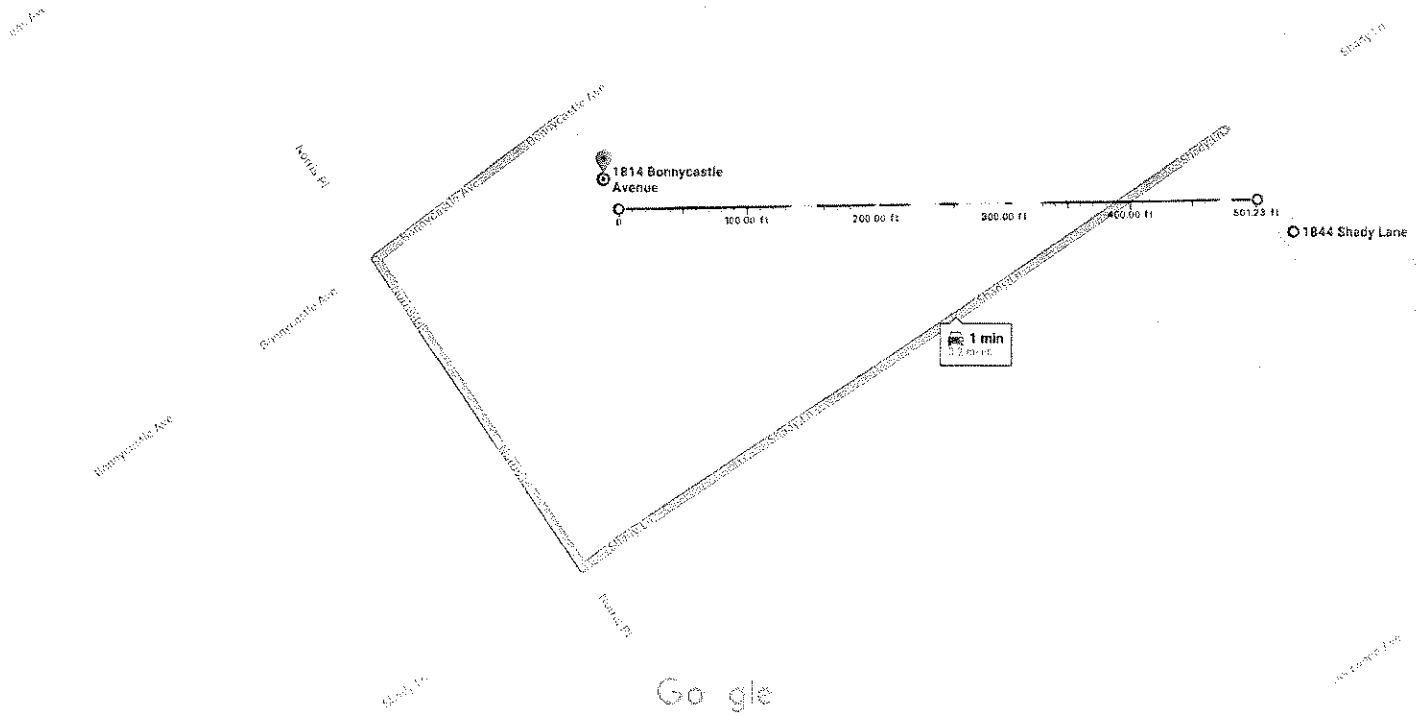
1921 Maplewood Place
307-690-0981

Sent from [TypeApp](#)

Google Maps

1844 Shady Lane, Louisville, KY to 1814 Bonnycastle Ave, Louisville, KY 40205

Drive 0.2 mile, 1 min



Map data ©2019 50 ft

Measure distance
Total distance: 501.23 ft (152.78 m)



11/21/2019

Louisville Metro Board of Zoning Adjustment
444 South Fifth Street, Suite 300
Louisville, KY 40202

Attn: Jon Crumbie

Subject: 1814 Bonnycastle Ave.
Case Number 19-CUP-0207

Dear members of the Board of Zoning Adjustment,

The Deer Park Neighborhood Association would like to go on record as opposing the request for a Conditional Use Permit for the property at 1814 Bonnycastle Avenue.

The Deer Park Neighborhood plan (part of Cornerstone 2020) has set out definitive goals for the neighborhood in which this property sits. Clear statements for land use include:

LU 5: Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace corridor along Bardstown Road.

The plan also seeks to “preserve the residential character of the neighborhood interior” and “single family dwellings.”

Louisville Land Development Code Chapter 1 Part 2 Definitions defines residential use as:

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Crumbie, Jon

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Tuesday, November 26, 2019 6:54 PM
To: Crumbie, Jon
Cc: Deer Park N.A.; Coan, Brandon
Subject: Comment on 19CUP-0207-Short-term Rental at 1814 Bonnycastle Ave.
Attachments: Distance 1814 Bonnycastle to 1848 Shady-483 ft.pdf; Distance 1814 Bonnycastle to 1844 Shady-434 ft.pdf; Distance 1814 Bonnycastle to 1843 Stevens-528 ft.pdf

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Hello Mr. Crumbie-

I wish to submit comment for the record on the application for a Conditional Use Permit for a short-term rental at 1814 Bonnycastle Avenue (19CUP-0207). This application should be rejected outright because it is not in compliance with the regulations governing short-term rentals. As demonstrated in the attached LOJIC maps, it is within 600 feet of 3 short-term rentals: 1844 Shady Lane, 1848 Shady Lane, and 1843 Stevens Avenue.

Thank you for your consideration of my comments and for their inclusion in the official record.

Sincerely,
Curtis Stauffer
1921 Maplewood Place
397-690-0981

Sent from TypeApp

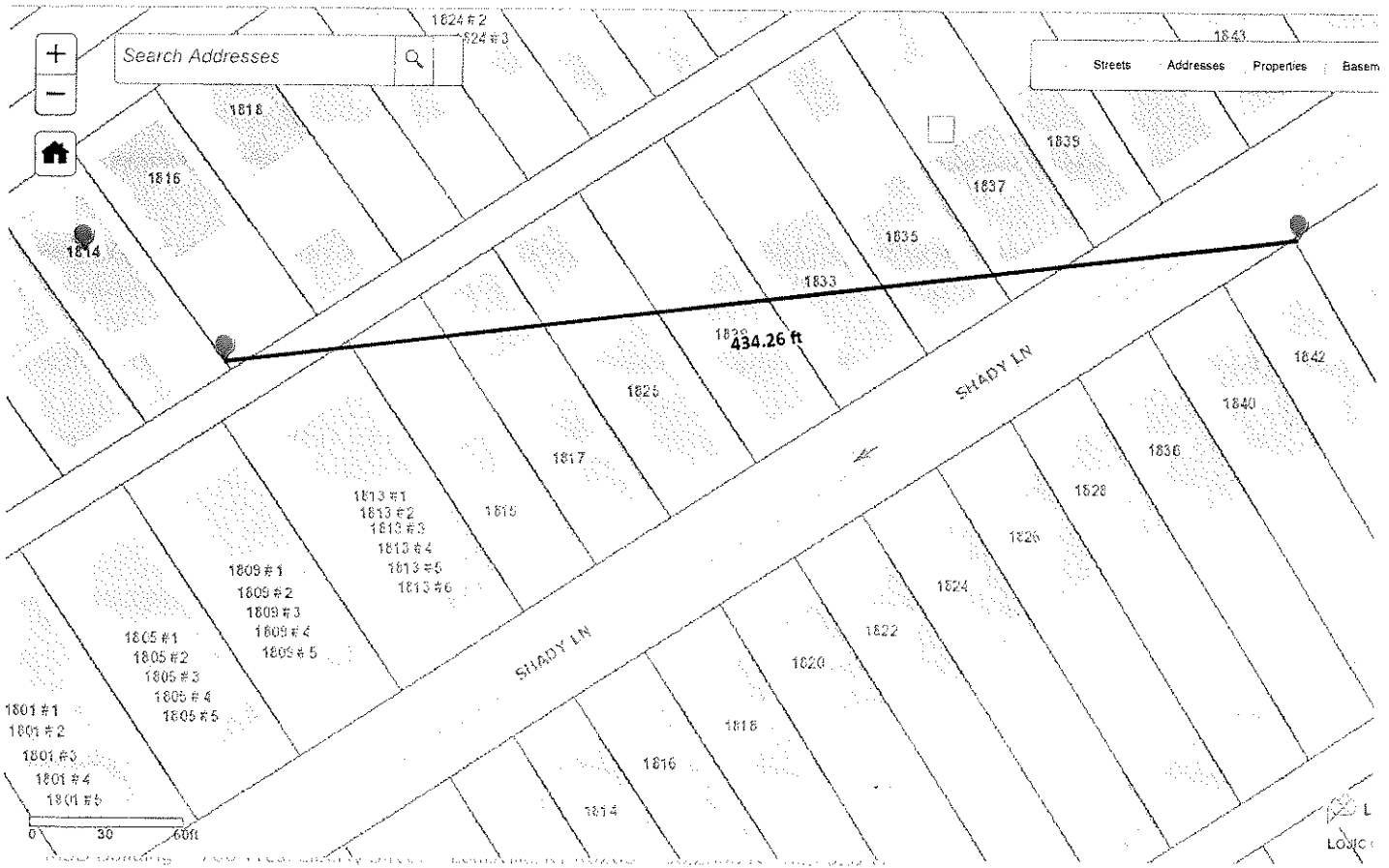


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Scale by: No Target

Distance from 1814 Bonnycastle Ave. to 1848 Shady Lane





Home Portal Contact Us Privacy Statement

Site by KCI Image

Distance 1814 Bonnycastle Ave. to 1844 Shady Ln.





[Home](#) [Contact Us](#) [Privacy Statement](#)

Site by Net Large

Distance 1814 Bonnycastle Ave. to 1843 Stevens Ave.



Crumbie, Jon

From: Dr. Martie Blue <docmb8@gmail.com>
Sent: Wednesday, November 27, 2019 6:23 AM
To: Crumbie, Jon

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I strongly oppose any more short term rental property in Deer Park! There are already one on Shady Lane and on Stevens. This is in direct violation of the 600' rule and the city knows this. I know with the city now getting a piece of the rent this is another way to generate income despite what the residents want.

Thank you,
Dr. Martie Blue
1815 Shady Ln

Crumbie, Jon

From: Nicely, Amber <anicely@stites.com>
Sent: Wednesday, November 27, 2019 2:25 PM
To: Crumbie, Jon
Subject: Opposition to Commercial Use Property permits.

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Mr. Crumbie-

I am unable to attend the December 16 meeting on the commercial use permit for 1641 Norris and 1814 Bonnycastle, but I wanted to voice that I am opposed to either of these receiving the commercial use/short term rental permit because they are within 600 feet of other properties that have already been given the permit. The purpose of the 600 foot limit is to limit the number of these properties within close proximity of each other – and if we don't abide by that rule, there's no point in having it in the first place. I live in the Deer Park neighborhood (Bonnycastle) and I am opposed to the further commercialization of our neighborhood. There is an entire Bardstown Road corridor that is zoned for commercial/mixed use – we do not need to invade our residential areas and turn them into hotels.

Amber D. Nicely

Attorney

Direct: 502-681-0531

Fax: 502-560-5361

anicely@stites.com

STITES & HARBISON PLLC

400 West Market Street, Suite 1800, Louisville, KY 40202-3352

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Crumbie, Jon

From: Carrie B. VanWinkle, CFP <carrie.vanwinkle@gmail.com>
Sent: Wednesday, November 27, 2019 4:46 PM
To: Crumbie, Jon
Subject: Comment on STR request at 1814 Bonnycastle Ave

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Mr. Crumbie,

I live at 1826 Bonnycastle Ave and have owned our home with my husband since 2001.

I'm a fan of airbnb and use them when I travel when possible.

That said, I am concerned that the house at 1814 Bonnycastle would be allowed to be a STR only, without residents actually living in the property, and within such a short distance from other STRs.

Our quality of life and property values will be affected by too many of these STRs in a concentrated area.

We already have too many properties furning over from primary residence to rentals on our block - which is sad and concerning to experience as a homeowner.

Thanks for your consideration,

Carrie

--
Carrie B. VanWinkle

carrie.vanwinkle@gmail.com

Cell: 502-475-3805
