

Letter of Explanation

21-CUPPA-0152: 3339 Preston Highway, 40213

William E. Clark, property owner, and Donna L. Baugh, property manager/host, are proposing to change the use of Mr. Clark's property located at 3339 Preston Highway, Louisville, Kentucky 40213.

The home, which Mr. Clark has owned since December, 2019, is currently being utilized as a long-term rental. The proposal is to convert to a short term rental/Airbnb.

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Louisville Metro Revenue Commission
617 W. Jefferson Street
Louisville, KY 40202



502-574-4860
Monday - Friday, 8am - 5pm
www.metrorevenue.org

WILLIAM E CLARK
1205 BOURBON AVE
LOUISVILLE KY 40213

Taxpayer ID	0000-146319
Notice ID	L0001087813
Notice Date	September 3, 2021

CERTIFICATE OF REGISTRATION

Dear Taxpayer,

Thank you for applying for or re-establishing your tax status with the Louisville Metro Revenue Commission. **Retain this Certificate for future reference, as these account numbers must be written on all tax returns, payments, and correspondence submitted to this agency to assure accurate posting.**

Below is a list of the tax account(s) that you have been registered for along with the accompanying tax account ID:

Occupational License Net Profit Account ID: 101261-0176

Be advised that your tax account must meet the following requirements:

1. An annual Occupational License Tax Return (Form OL-3) must be filed reporting any earned income in which occupational taxes are not withheld. This applies regardless of your business' profit or loss, or if there was no business activity during any year.
2. If your business activity never begins in the Louisville Metro, KY jurisdiction, written notification must be submitted stating so.
3. If your business activity ceases in the Louisville Metro, KY jurisdiction, written notification must be submitted stating the date the activity ceased.
4. If you indicated on the Registration Application that you are an employer, occupational taxes must be withheld from your employees' wages and submitted to us quarterly with an Employer's Quarterly Return of Occupational License Fees Withheld (Form W-1), even if you did not have employees during a quarter.
5. There is no minimum earned income amount before you are liable for filing a tax return.
6. If your business structure changes, (e.g. sole proprietorship changes to partnership or corporation, etc), a Registration Application for a new Tax Account Number must be submitted. A final Form OL-3 must be filed for the former business' tax account as well.
7. Any changes that occur to your tax account information (such as mailing address, phone number, becoming an employer, etc.) can be updated at emints.metrorevenue.org.

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21-CUPPA-0152: 3339 Preston Highway, 40213

Tuesday, October 26, 2021 at 6:30 PM

<https://us02web.zoom.us/j/2589049677?pwd=anV5a1ZCL1Y2bldSQnpMaVpCNmdTdDz09>

Meeting ID: 258-904-9677

Meeting Passcode: qg4bp3

Attendees:

Lauren Adams 3337 ½ Preston
Joseph Wright 3341 Preston
Donna Baugh Host

Meeting commenced at 6:30:31 with Donna introducing the two attendees, Joe and Lauren, to one another and describing that they each live next door to the property in question. Donna explained that the purpose of this meeting is to discuss her request to turn the current long-term rental into a short-term rental/Airbnb. As part of the application process, the City requires a meeting (recommending ZOOM due to the pandemic) with neighbors to ask for any questions or feedback. Then, the next step is to complete a formal application.

Joe stated he doesn't understand or know how he feels about why we have one side of the road as commercial and the other as residential. He stated that he has been there 5-6 years and seen lots of tenants come through that house prior to Donna's dad buying it. He said that, "some of those caused problems and bothered me and some didn't, so it is six of one and a half dozen of the other". He further shared that he is not going to be in the neighborhood much longer as he is looking to leave the country, going as far from US as possible to somewhere such as Southern Europe, Belize, Greece or Crete.

- He doesn't have any questions. Just popped in to see what this is about as I have no clue. Donna explained this meeting is part of the process. It is to see what neighbors think; if there are any concerns; and what could be done to mitigate any concerns. For us, the part that makes me feel most comfortable is the part you are asking about: Commercial on one side and residential on the other, which is very common in Louisville. My hope is that makes people feel more comfortable as there are already short-term visitors at the hotels across the street and down the street in both directions. Plus, we live in the neighborhood on Larue and Bourbon. I am glad the two of you are the ones who joined as you are the two who would be most/quickest affected, but it won't take long to get back to me to be able to fix since I have phone numbers for both of you.

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- I've studied quite a bit, taken webinars from people who have been very successful with them, and attached with a lady in Virginia who has helped me learn the ins and outs of it. What house rules you put in place from the very beginning; what they sign off on; that you make regular visits since you are in-town.
- 3 Airbnbs in neighborhood already. Inside a house on Hart, 1200 block of Wolfe, on corner of Bourbon and Preston.
- He asked how the dentist could have a commercial property on that side of Preston. I don't know, but there are others (Belmar florist, burrito place, Glaser's, etc.). He has heard that from Belmar (Aldi's) to Glaser's. I responded that I don't know, but I grew up in this neighborhood, and it has always been that way. Maybe he was grandfathered in or something, it's a great question, but I really don't know.
- He said he will ignore the people as they come and go. I stated that is great unless it gets loud or something feels like it is wrong. You have my dad's number and I want you to have mine. It won't be like some type of halfway house.
- Explained about what I learned about screening on Airbnb site, applying/requesting to stay there, you can vet me, you can rate me and I can rate you in a blind rating. That way, if someone hasn't been a great renter (police, neighbors complained, damage), then I have the right/ability to decline allowing them to rent.
- He asked, unrelated to permit, how Airbnb business model may be affected by the pandemic and how I am approaching that. I explained the cleaning protocols (certainly products/non-allergenic, etc. as well as giving a longer period of time between a check-out and the next person's check-in.... plenty of time to clean 10am – 6 pm needing 3-5 hours to really clean. As far as is it the right time to do this, I don't know. The opportunity is now, so we are going to give it a shot.
- He feels it will be a good money-maker at Derby and Louder than Life concerts, conventions at Fairgrounds, old-time cars and stuff. Talked about the market value of \$1K/month for a house right there, but you should try it and see. You really don't have much to lose.
- Next steps City Council application which I have 90 days to apply for, hearing which you will be invited to as well. They can either say YES, maybe yes with adjustments, absolutely not.....not just a pay for permit and go.
- He said he didn't know you even had to have a permit for an Airbnb, that people just did it on the down-low. If I get permit, is it just for your house or for every house in this district. I explained the 600 feet rule.

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- He says if it is just him and Lauren on the Zoom call, he doesn't think there is any sort of problem. He doesn't really care/just a visitor in the neighborhood/not here for the long-term an ethical level, this is your neighborhood, so do what you want to. I'm not here much longer.
- I gave Joe my phone number in case he thinks of anything else.
- Lauren had no questions.

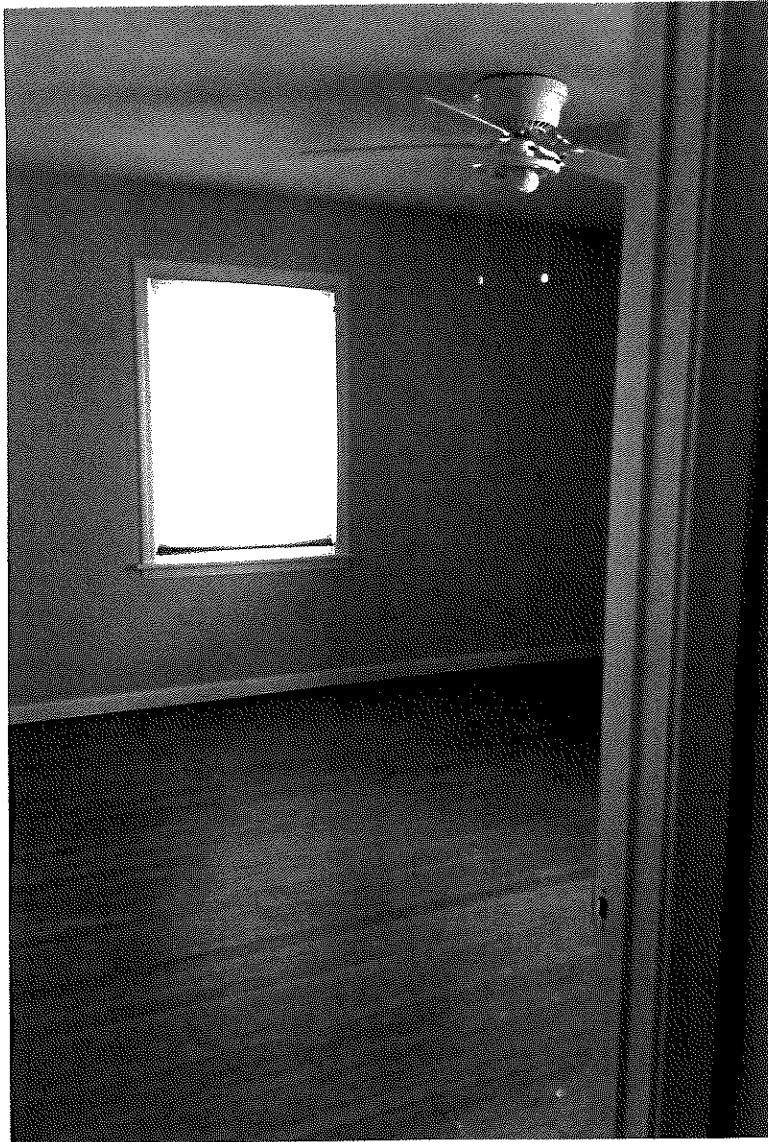
When there were no further questions or comments, Donna thanked both parties for joining, and then ended the meeting at 7:04:53.

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BEDROOM #1

Note: Vinyl plank flooring and fresh paint are yet to come.



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BEDROOM #1

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BEDROOM #2

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BEDROOM #2

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BEDROOM #3

Note: Walls and doors are still under construction.
Vinyl plank flooring and fresh paint are yet to come.



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BEDROOM #3

**Note: Walls and doors are still under construction.
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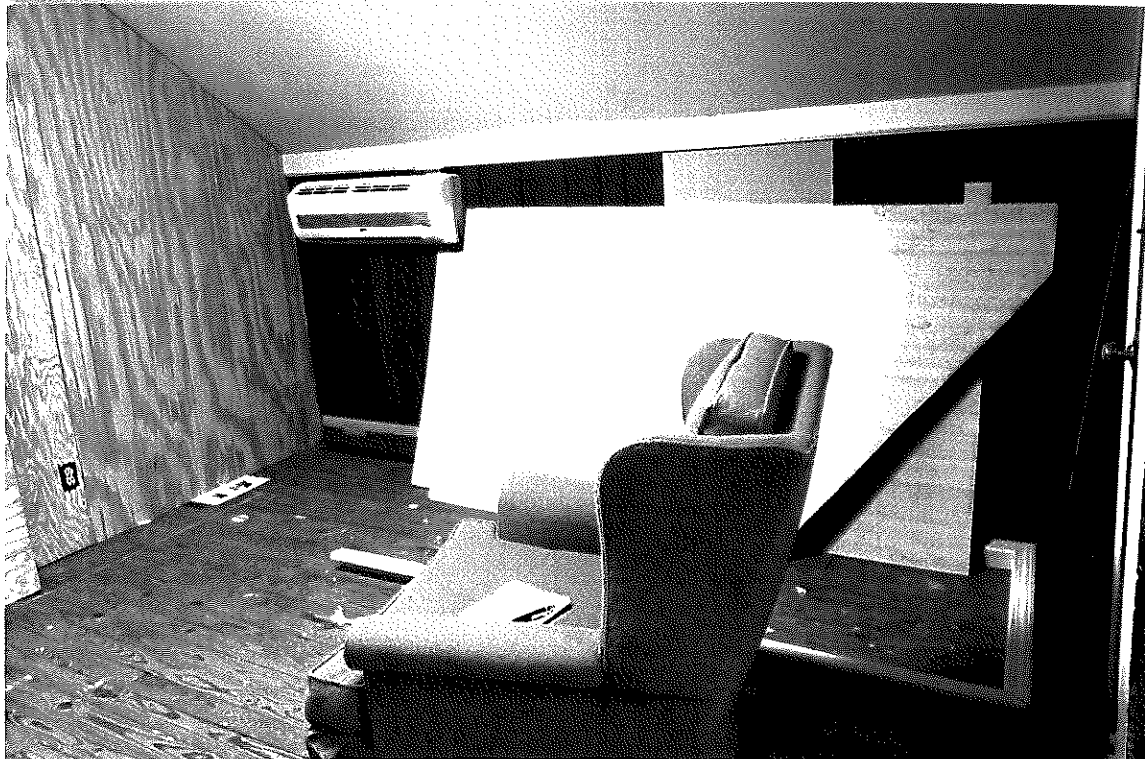


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BEDROOM #4

Note: Walls and doors are still under construction.
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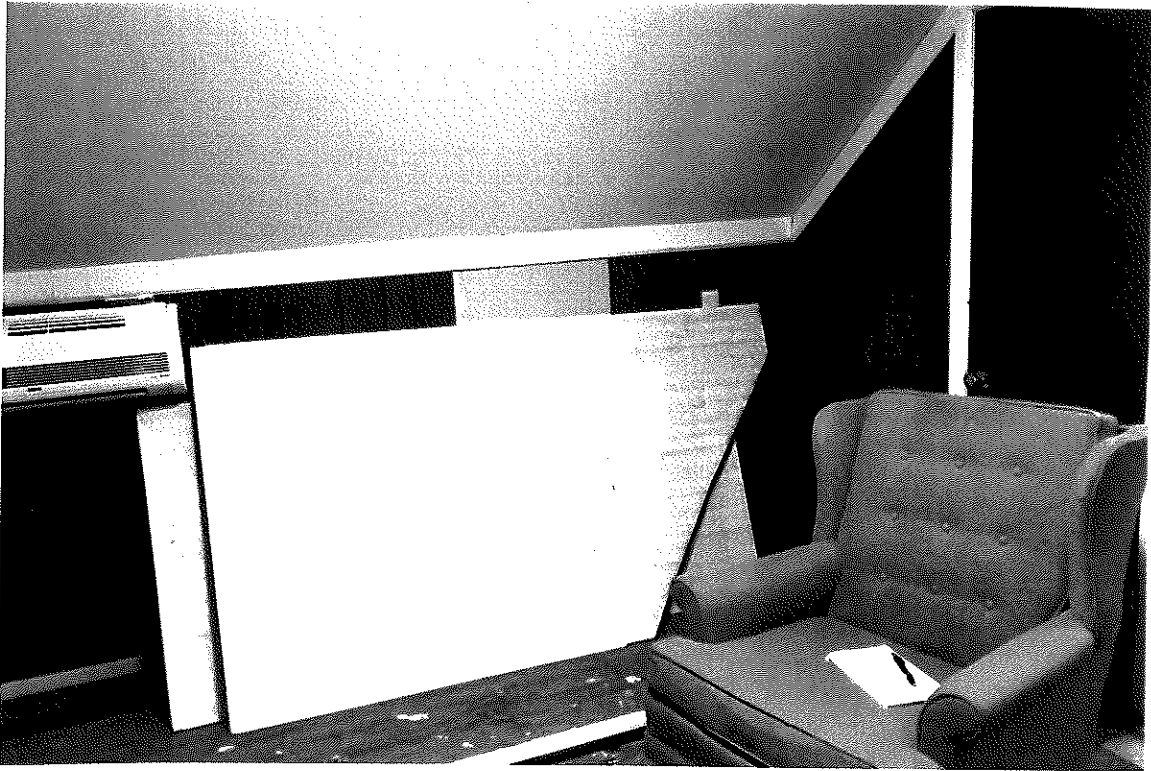
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BEDROOM #4

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