

Pollock, Heather

From: Pollock, Heather
Sent: Monday, April 17, 2023 3:41 PM
To: Pollock, Heather
Subject: RE: Public Hearing Item Comment Form [#183]

From: Louisville Metro <no-reply@wufoo.com>
Sent: Sunday, April 16, 2023 9:48 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#183]

Name * Emily Spendlove

Address * 
12016 Parkland Ct
Louisville, KY 40243
United States

Email woodlandparkassoc@gmail.com

Phone Number (502) 889-8123

What is the case number of the development application?
23 CUP 0012

*

Comments *

FROM PRESIDENT OF WOODLAND PARK RESIDENTS' ASSOCIATION

- 1) Property resides in Historic Middletown. Short term rental "Interactive Map for Eligibility" lojic.maps.arcgis.com. Reads " This property is not under Louisville Metro's zoning jurisdiction. Please contact your city office to learn more."
- 2) Application for CUP reads, highlighted, "the applicants will live within 10 miles of the Subject Property" . This is misleading – property is currently listed on MLS #1634126. Priced above market value, with marketing that reads "This property is in the final phase of the permitting process for a conditional use permit which would allow the home to be

used as a short term rental or AirBNB."

3) Property in Deed Restricted community. Amendment of the Declaration of Covenants, Conditions and Restrictions for Woodland Park reads "While a residence is not owner occupied, the lease or rental period must not be less than one year."

SUMMARY – PROPERTY IS NOT ELIGIBLE FOR CONDITIONAL USE PERMIT

THANK YOU.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Pollock, Heather

From: Haberman, Joseph
Sent: Friday, April 21, 2023 8:47 AM
To: Pollock, Heather
Cc: Davis, Brian; Williams, Julia
Subject: RE: Public Hearing Item Comment Form [#191]

Categories: Respond (1st), Print Email

For the file.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, April 20, 2023 10:12 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#191]

Name * jane weis

Address *
12013 Parkland Court
Louisville, Kentucky 40243
United States

Email weis.jane61@gmail.com

Phone Number (502) 551-8606

What is the case number of the development application? 23CUP0012

*

Comments *

I write to express my opposition to the subject CUP short term rental application. Since July 2011 I have been a titled owner and occupant of the residence at 12013 Parkland Court, Louisville, KY. My home is approximately 75 yards from, on the same street as, and in the same homeowners association as the subject property. My comments in opposition

are as follows:

(1) The applicant began the process to seek a non-owner occupied short term rental CUP on or about November 15, 2022. On January 9, 2023 the subject application was filed wherein owner applicant stated in part they "will only rent out the subject property to one party at a time . . . maximum of ten occupants . . . Applicants will live within 10 miles of the Subject Property and will be able to address all immediate needs of the tenants or neighbors. The Applicant will ensure compliance of house rules . . .". In the applicant's November 30, 2022 Neighborhood Meeting Summary it is further stated "[t]he Applicant, who has lived at this house for multiple years and knows the neighborhood, explained he will still be local to address any issues and has a vested interest to find good tenants and to take care of the property". However, following the submission of the application the applicant listed the home for sale (uncertain of exact date but believed to be within the past 30 days), MLS # 1634126, and the property is currently "Under Contract" (please see supporting documentation provided to case manager). It would seem likely that at the time of the application, and perhaps even as early as the neighborhood meeting the applicant was considering selling the subject property but no such disclosure was stated in the application or to the attendees of the neighborhood meeting. Regardless of applicant's state of mind as to continued ownership of the property on such dates, the applicant has presumably failed to supplement their application or otherwise provide BOZA with relevant and material information as to (a) applicant's current intention to sell the property, (b) who the potential new owner of the property will be going forward, and (c) what the new owner's intentions are for the property. Further, all applicant's statements in the application as to the applicant's short term rental intentions, voluntary limitation on the number of residents, ability to closely monitor the property, new residence's proximity to the subject property, and interest in maintaining the property are apparently no longer applicable to the application.

(2) The application does not state and it is unknown to me what, if any, experience, the applicant or the future owner has in managing/hosting short term rental properties. That fact is of great concern to me. Potentially neither the current or future owner has ever been a short term rental landlord or host.

(3) I do not believe there are currently any permitted short term rental properties in this single street neighborhood. On the contrary to my knowledge all the homes are owner occupied by individual and married couples and families with young children. Thus the use of the subject property as a short term rental will change the nature and character of the neighborhood, likely in a negative way.

(4) In my experience rental properties have a negative affect on property values and rental tenants have little to no vested interest in the neighborhood or their neighbors. Unfortunately, it is also my experience that renters do not maintain property nearly as well as owners, nor do renters know about or care about deed restrictions and covenants which apply to a home.

Thank you for your consideration of my comments.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

No

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Pollock, Heather

From: Haberman, Joseph
Sent: Friday, April 21, 2023 8:48 AM
To: Pollock, Heather
Cc: Davis, Brian; Williams, Julia
Subject: RE: Public Hearing Item Comment Form [#190]

Categories: Print Email, Respond (1st)

For the file. And she wants to be contacted.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, April 20, 2023 6:24 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#190]

Name * Lisa Cattano

Address *
12019 Parkland Ct
Louisville, KY 40243
United States

Email lisacattano4@gmail.com

Phone Number (502) 418-3347

What is the case number of the development application? 23-CUP-0012

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Comments *

I have lived in our neighborhood of 20 homes since 2006. This neighborhood is a one way entrance. I oppose the CUP that the VIRGINS have applied for.

My reasons are safety of the children, the 17 families in the neighborhood that were contacted, reached and opposed

the rezoning, and maintenance of the home and property value.

This is a wonderful neighborhood that has had many neighbors that have lived here for 25 years or longer and do not feel this is beneficial for our neighborhood.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

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Pollock, Heather

From: Haberman, Joseph
Sent: Friday, April 21, 2023 1:36 PM
To: Pollock, Heather
Subject: FW: Public Hearing Item Comment Form [#189]

Categories: Print Email

For the file.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, April 20, 2023 4:29 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#189]

Name * Kevin Weis

Address *



12013 Parkland Court
Louisville, Kentucky 40243
United States

Email kevin.weis@thomaslawoffices.com

Phone (502) 541-5829

Number

What is the 23-CUP-0012

case number

of the

development

application?

*

Comments *

I write to express my opposition to the subject CUP short term rental application. Since July 2011 I have been a titled owner and occupant of the residence at 12013 Parkland Court, Louisville, KY. My home is approximately 75 yards from, on the same street as, and in the same homeowners association as the subject property. My comments in opposition are as follows:

(1) The applicant began the process to seek a (1)-owner occupied short term rental CUP on or about November 15, 2022. On January 9, 2023 the subject application was filed wherein owner applicant stated in part they "will only rent out the subject property to one party at a time . . . maximum of ten occupants . . . Applicants will live within 10 miles of the Subject Property and will be able to address all immediate needs of the tenants or neighbors. The Applicant will ensure compliance of house rules . . .". In the

applicant's November 30, 2022 Neighborhood Meeting Summary it is further stated "[t]he Applicant, who has lived at this house for multiple years and knows the neighborhood, explained he will still be local to address any issues and has a vested interest to find good tenants and to take care of the property". However, following the submission of the application the applicant listed the home for sale (uncertain of exact date but believed to be within the past 30 days), MLS # 1634126, and the property is currently "Under Contract" (please see supporting documentation provided to case manager). It would seem likely that at the time of the application, and perhaps even as early as the neighborhood meeting the applicant was considering selling the subject property but no such disclosure was stated in the application or to the attendees of the neighborhood meeting. Regardless of applicant's state of mind as to continued ownership of the property on such dates, the applicant has presumably failed to supplement their application or otherwise provide BOZA with relevant and material information as to (a) applicant's current intention to sell the property, (b) who the potential new owner of the property will be going forward, and (c) what the new owner's intentions are for the property. Further, all applicant's statements in the application as to the applicant's short term rental intentions, voluntary limitation on the number of residents, ability to closely monitor the property, new residence's proximity to the subject property, and interest in maintaining the property are apparently no longer applicable to the application.

(2) The application does not state and it is unknown to me what, if any, experience, the applicant or the future owner has in managing/hosting short term rental properties. That fact is of great concern to me. Potentially neither the current or future owner has ever been a short term rental landlord or host.

(3) I do not believe there are currently any permitted short term rental properties in this single street neighborhood. On the contrary to my knowledge all the homes are owner occupied by individual and married couples and families with young children. Thus the use of the subject property as a short term rental will change the nature and character of the neighborhood, likely in a negative way.

(4) In my experience rental properties have a negative affect on property values and rental tenants have little to no vested interest in the neighborhood or their neighbors. Unfortunately, it is also my experience that renters do not maintain property nearly as well as owners, nor do renters know about or care about deed restrictions and covenants which apply to a home.

Thank you for your consideration of my comments.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

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Pollock, Heather

From: Haberman, Joseph
Sent: Wednesday, April 19, 2023 1:54 PM
To: Pollock, Heather
Cc: Davis, Brian; Williams, Julia
Subject: RE: Public Hearing Item Comment Form [#188]

Categories: Respond (1st), Print Email

For the file – he wants to be contacted.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, April 19, 2023 10:26 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#188]

Name * Paul Cattano

Address *
12019 Parkland Court
Louisville, KY 40243
United States

Email cattanop@gmail.com

Phone (502) 419-0149

Number

What is the case number of the development application?
23-CUP-0012

*

Comments *

My family has lived in Woodland Park since 2006. There are approximately 20 houses in this close-knit family neighborhood. Granting a Special Use permit for one of the 20 properties to be allowed to operate as a short term rental would conflict with the wishes of the vast majority of the homeowners in the neighborhood. My experience with rental properties in family neighborhoods is they are not well maintained and reduce property values. The homeowners watch out for the safety of one another and the children in our subdivision. Not knowing who will be coming and going from this house is very concerning. It is in the city's best interest to deny a special use permit to 12004 Parkland Ct, as the property is in a Middletown neighborhood with covenants

and restrictions that renters would not be held liable to and property values would suffer.

Thank you for your consideration.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

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Pollock, Heather

From: Haberman, Joseph
Sent: Wednesday, April 19, 2023 8:46 AM
To: Pollock, Heather
Cc: Davis, Brian; Williams, Julia
Subject: RE: Public Hearing Item Comment Form [#187]

Categories: Print Email, Respond (1st)

For the file, she wants to be contacted.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, April 19, 2023 4:59 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#187]

Name * Emily Hardymon

Address *
12015 Parkland Ct
Louisville , KY 40243
United States

Email emilyhardymon@gmail.com

Phone (502) 608-0478

Number

What is the case number of the development application?
23-cup-0012

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Comments *

Woodland Park is a small 1 street community with one entrance/exit. There are approximately 20 houses in this close-knit family neighborhood. Woodland Park is unique to Middletown because it's comprised of newer, larger houses compared to other properties in the area such as Douglass Hills East, Woodland Hills, and Crosscreek. We have had properties in our neighborhood struggle with resale value because of lack of comparable sales, and cannot afford, as a whole, to add any stressors to our property values. Granting a Special Use permit for one of the 20 properties to be allowed to operate as a short term rental would conflict with the wishes of the vast majority of the homeowners in the neighborhood. Woodland Park cannot handle the street traffic, parking,

possible violations to HOA bylaws/covenants, etc. that come along with a property used as a short term rental - especially not owner-occupied. The property is also under the jurisdiction of the City of Middletown, who should serve as the final say in any conditional use permit - not the city of Louisville. It is in the city's best interest to deny a special use permit to 12004 Parkland Ct, as the property is in a Middletown neighborhood with covenants and restrictions that renters would not be held liable to and property values would suffer.

Thank you for your consideration.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

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Pollock, Heather

From: Haberman, Joseph
Sent: Friday, April 21, 2023 1:39 PM
To: Pollock, Heather
Subject: FW: Public Hearing Item Comment Form [#185]

Categories: Print Email

For the file if I have not provided this one yet.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, April 18, 2023 4:56 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#185]

Name * Kyle Anderson

Address *
12017 Parkland Court
Middletown, KY 40243
United States

Email brtscout@gmail.com

Phone Number (502) 264-2450

What is the case number of the development application? * 23-CUP-0012

Comments *

Concerns:

Someone may purchase the property with the sole intent of short term renting. It will bring a lot of people into the neighborhood who do not live here and hold to the same level of care as the HOA.

Someone could intend to purchase the home who couldn't otherwise gain access to a short term rental permit. Its a back door to allowing the sale of a permit they couldn't legally gain ATER the purchase.

Is the permit simply to increase the sale value with no intent to actually use it? The owners stated the short term rental was solely in case the home did not sell. Now it is being marketed as an investment property to be used as a short term rental. This violates the Neighborhood Covenant in effect since 1996.

Are you planning to sell or not sell, and if you don't sell, to rent the property out? It was stated the owner's intention is to sell the home, not rent it. If that's the case, allow the purchaser to apply for their own permit.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No

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Pollock, Heather

From: Haberman, Joseph
Sent: Tuesday, April 18, 2023 10:38 AM
To: Pollock, Heather
Cc: Davis, Brian; Williams, Julia; French, Chris
Subject: RE: Public Hearing Item Comment Form [#184]

Categories: Completed

For the file. They want to be contacted. They need to understand how this is different from a rezoning.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, April 17, 2023 8:08 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#184]

Name * Lesley Chadwell

Address *
12005 Parkland Ct
Louisville, KY 40243
United States

Email chadwell007@bellsouth.net

Phone Number (502) 802-6928

What is the case number of the development application? 23-CUP-0012

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Comments *

The property in question is across the street from my house. I am concerned about rezoning this property to be used for short term rental. This is a safe, quiet neighborhood located on a cul de sac with young children and grandchildren. I would like to avoid any unnecessary actions that put the peace and the safety at risk. In the letter on January 9, 2023,

Mr. Virgin stated he would remain local (within 10 miles) to oversee any issues and find good tenants to take care of the property. Mr. Virgin then proceeded to list the property for sale and will no longer be able to control any aspect of the rental process. I feel this process was a marketing ploy as the description on [Realtor.com](https://www.realtor.com) states " This property is in the final phase of the permitting process for a conditional use permit which would allow the home to be used as a short term rental or AirBNB." I strongly object to the rezoning of this property.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

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