

Rebecca Alvord  
1629 Beechwood Ave  
Louisville, KY 40204  
June 22, 2021

RE: Proposal for Short Term Rental Conditional Use Permit for 1629 Beechwood Ave

To Whom It May Concern:

My name is Rebecca Alvord, and I am writing to request a Short-Term Rental Conditional Use Permit for the auxiliary unit above the garage on my property.

My husband Timothy Alvord and myself, are the owners and occupants of the house located at 1629 Beechwood Ave. We purchased the home in 2017 and have lived there since. We live in the main 2-story home on the front of the property with our 3 daughters.

On our property, directly behind our house, is a detached garage with an auxiliary unit above it. This unit is a fully equipped apartment, with full kitchen, washer/dryer, 1 bathroom and 2 bedrooms. It has a dedicated off-street parking space, and a separate entrance both accessed via the alley.

The previous owners used to rent out the apartment long term, and then for the last 3 years that they owned the home, used the unit as an Airbnb. We purchased the home under the understanding that we could use the unit as an Airbnb unit. We liked the flexibility that Airbnb short term rentals give us, so that if needed, we could use the apartment as a guest room for visiting family. A long-term rental would not give us that convenience.

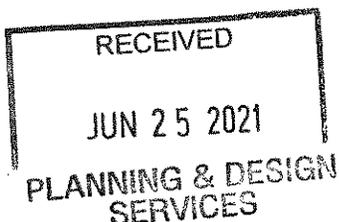
I am an Airbnb Superhost with 5-star ratings. I personally manage the listing and make sure that any guests are well behaved, quiet, and take good care of the apartment. Since we live on the property, we deeply care about the quality of guests. I've never had an issue or complaint. Myself or my husband is always on hand to respond to any needs or questions that a guest may have.

I was recently made aware that the permit that I previously obtained for my Airbnb listing was not the right kind. It was for my main house and not the auxiliary unit as I had thought. Since we don't live in the unit itself, we found out that we needed to apply for a CUP permit. I have been paying all taxes for the Airbnb unit via eMints, and thought that I had everything correct. I would like to continue using the apartment as an Airbnb and am applying for a CUP to be able to do so.

Sincerely,



Rebecca Alvord  
[eakinsr@gmail.com](mailto:eakinsr@gmail.com)  
502-565-5126



21-CUPPA-0095

Alvord Short Term Rental

July 26, 2021

RE: Conditional Use Permit – Alvord Short Term Rental  
Property Address: **1629 Beechwood Ave. Louisville, KY 40204**

Dear Neighbor,

We, Timothy and Rebecca Alvord are the homeowners and residents of 1629 Beechwood Ave since 2017. Our home has an accessory apartment above our garage. (Also known as a carriage house.) It is zoned for long term rentals, and has been operating as an Airbnb rental since before we purchased our home. We enjoy the flexibility of Airbnb rentals because it allows us to use our accessory apartment as guest space for our out of town family, while still helping supplement our mortgage. We are Airbnb Superhosts and are careful to only accept guests that will be respectful of our neighborhood, quiet, and clean. We have a list of house rules, including NO parties. Since we live on the property with our 3 small children, the quality of guest is important. We are also able to closely monitor them, and quickly help with any questions or issues they may have. We also have off street parking, that our guests use instead of taking any street parking from our neighbors. In the almost 4.5 years that we have hosted guests, we have never had any issues with guests or complaints from neighbors.

While we had been registered with the city, and report & pay short term rental taxes, we recently became aware that we needed to apply for a Conditional Use Permit for Short Term Rentals since we don't physically live in our accessory apartment. We have applied for conditional use permit 21-CUPPA-0095 to request approval for short term rentals.

A neighborhood meeting is required by Louisville Metro Planning and Design Services to present the proposed request to adjoining property owners and interested parties. We will hold the meeting on our front lawn to permit for social distancing. If weather requires we meet inside, we ask any non-vaccinated individuals to please wear a mask.

**MEETING AT SUBJECT PROPERTY – DATE & TIME: AUGUST 12<sup>th</sup>, 2021 at 6:00PM**

If you are unable to attend the meeting and have comments or would like to speak with us directly please contact us.

**Applicant/Primary Contact: Rebecca Alvord – 502-565-5126**

**Louisville Metro Planning and Design Services Contact Information:**

**Jon Crumble 502-574-5158 [jon.crumble@louisville.gov](mailto:jon.crumble@louisville.gov)**

**444 South Fifth Street, Suite 300, Louisville, KY 40202**

Any plans for this project are available to the public on the Planning and Design Services Online Customer Service Portal with the PDS assigned Case Number. The Case Number assigned for this project is 21-CUPPA-0095. Please contact Jon Crumble for an update on the filing. The link the PDS Portal is: <https://aca-louisville.accela.com/licmg/Default.aspx>

**Click the "Search" tab then click "Planning Applications"  
Enter the case number in "Record Number" box, Click on the "Record Info" tab.**

Thank You and Kind Regards,

# Neighborhood Meeting

Thursday, August 12, 2021

6-7pm EST

## Attendees:

1. Rebecca Alvord (Host)
2. Timothy Alvord (Host)
3. Katelyn Robalino - Representative from Cassie Armstrong's office
4. Anthony Valdez - Neighbor at 1631 Beechwood Ave Apt 2

## Notes:

- Meeting started at 6pm EST.
- Katelyn Robalino attended on behalf of councilwoman Cassie Armstrong. She said that Cassie Armstrong's office did not have an opinion on the matter and was simply there to take notes.
- Anthony Valdez (neighbor) said that he was in support of the 1629 Beechwood Ave Air bnb/short term rental.
- Meeting adjourned at 7pm EST

**RECEIVED**

SEP 03 2021  
PLANNING &  
DESIGN SERVICES

21 - 01 CUP 1 - 0154

BEDROOM #1

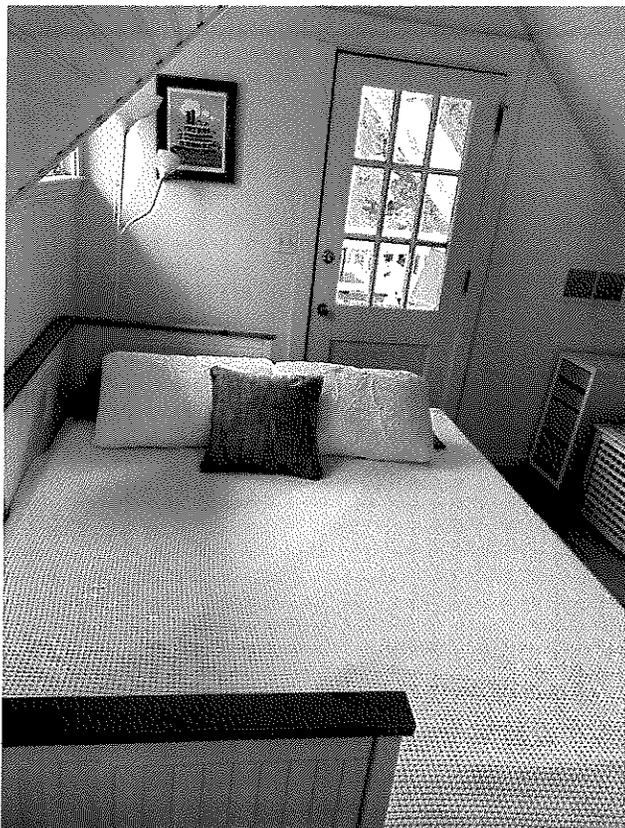
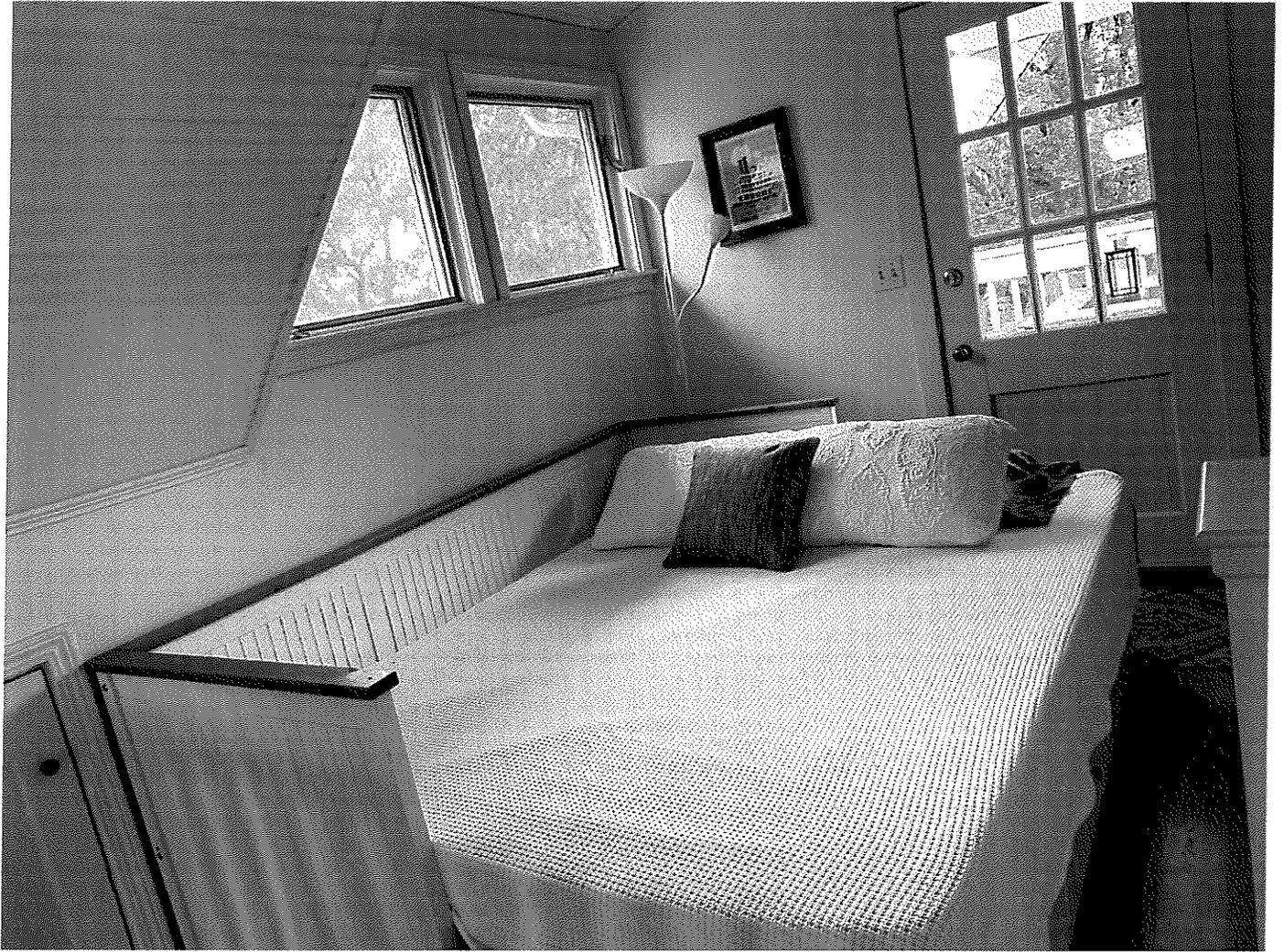


RECEIVED  
SEP 03 2021  
PLANNING &  
DESIGN SERVICES



21 - 100 - 0154

BEDROOM #2



RECEIVED

SEP 03 2021

DESIGN SERVICES 1 5 4

KITCHEN



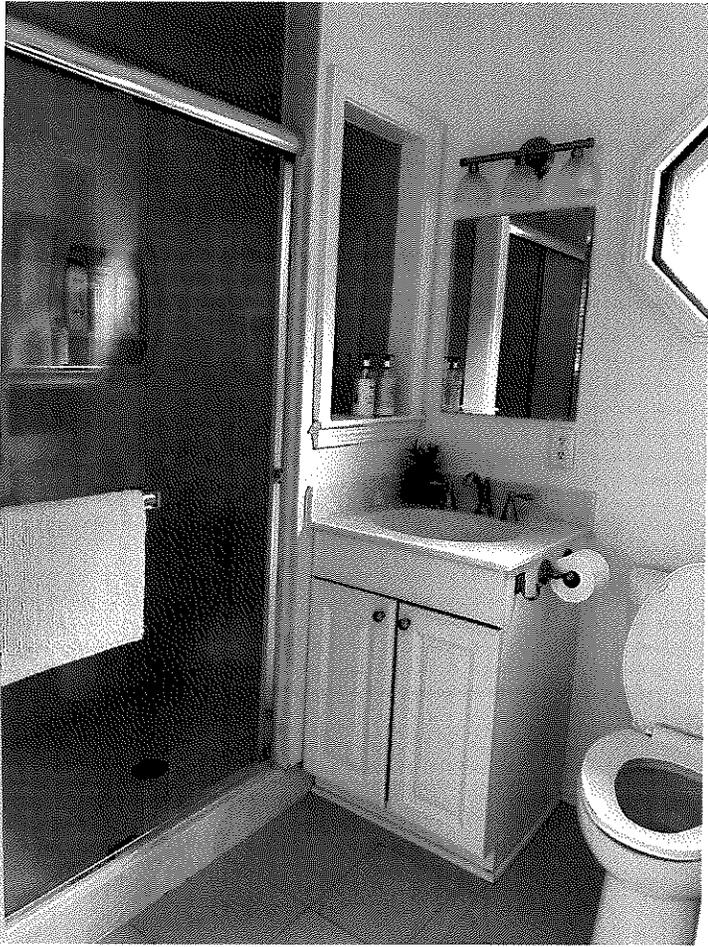
RECEIVED

SEP 03 2021

PLANNING &  
DESIGN SERVICES

2700 CUP - 0154

BATHROOM



LIVING ROOM



RECEIVED

SEP 03 2021  
PLANNING &  
DESIGN SERVICES