

22-1110P 1-0075

Did Not Attend

MAR 29 2022

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3007 Ashview Terrace, Louisville Ky Neighborhood Meeting Minutes

Start Time: 6:07pm

Introduction I'm Russell Taylor I lived here for 6 yrs. I moved and we are applying for str and this meeting is to notify the neighbors. All notified 600ft of rental Metro gave us list of residence to notify. Make sure you received a letter. Notified them that there will be a BOZA meeting that is on 2 Mondays a month. Everyone will receive a letter from planning and design for the BOZA meeting and encouraged to attend. Date and time set by BOZA.

Who will we be having handle the business. Background of this unit is personal. So we will be managing ourselves.

Russell explained that there are different platforms for booking guests. Explained that we will not be using instant booking. With instant booking off we get to have final say on who rents the unit. How many guests? Sleep 10. (2 per bed plus 2 extra). There are 4 bedrooms.

How do you know who will be renting? Every person over 18 must show drivers license or state ID. Explained how to identify. There are cameras on the front and back of the house. Traffic is monitored. How do we keep out parties? Screen the quests after booking platform screens them. No one under 25, cameras and noise monitor on site. Being a single family unit the price is much higher than a 1 or 2 bedroom. Keeping out people that are looking for a cheap place to rent for the night for a party. There is a 2 night minimum. Also no one can book if they live local.

Neighbor claimed that his house is worth half million dollars and our str will bring down his property value. Explained that with str the house is looked over after every guest and if anything is damaged they are fixed then and not delayed like some long term rentals. Some renters put off reporting problems until much later after the problem has worsen. Any and all of our problems are taking care of immediately. House maintenance is done after every guest.

Parking? Narrow road. How do we keep them from parking. The drive way is long enough for 4 cars down the side, 2 on the drive behind the house and there is a 2 car garage. Total of 8 spots. We will state in our listing that there is enough parking on the property and advise them to not park on the street.

"We can stop it" neighbor with half million dollar house says he can stop this because he has a more expensive house that sits behind and to the left a little with a pool. Advised him about BOZA meeting and he can express more concerns there.

Also asked... What can you do if we don't want to let you have it? We told him its not up to him with the final decision. He was informed aging about the BOZA meeting and that is where he can discuss his concerns. Mr Johnson, next door neighbor to the house, replied that they have stayed at a few str places and told everyone about there experience and how all the places have to be kept up. He explained that its in the best interest of the owner to keep the property up and well maintained. The booking sights thrive on the cleanliness, curb appeal, and selective renters. Another neighbor stated that they would rather have a str instead of a long term rental. We explained that the house would not be rented every day. The occupancy rate we are looking for is about 40%.

What do you plan on doing with the property? Told everyone that we were planning on using the house as a investment property. Explained that str was our first option. Also explained that there are other options such as traveling nurses and professionals that look for a place for 3 months or so. Told them

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long term rental was also an option including section 8 housing. Also explained that our daughter is going to University of Louisville in 2 years and she would be staying in the house when she starts.

Neighbor with pool behind the house asked what about fence? Currently there are no fences. The neighbors house behind sits much lower than the rental. Explained even with a fence the property sits up to high that we could still see over. Another neighbor explained that since the street sits much higher than the street behind the house and it would take at least a 15ft fence.

Neighbors explained that when they have stayed in str.

Barking dogs was a concern with a few neighbors. We don't have dogs there and they were talking about a dog that is on the property behind the rental. We will NOT allow any animals. There shouldn't be a concern.

Explained the advantages and disadvantages of long term vs short term. A couple neighbors said they would rather have short term over long term. They have had some unpleasant neighbors in the past and would prefer the short term over long term.

Asked about who will be cleaning the house. We told them we looked into a cleaning service and either they would or we would be cleaning.

Yard maintenance was asked about. There will be someone that comes and takes care of the yard and outside.

Was asked about renters insurance. We have renters insurance with our local agent and there is insurance that is provided thru the booking sites.

We asked everyone their opinion on parties. Since the house legally sleeps 10 what do they consider a party? It was expressed by a neighbor that if there is loud music, drinking, and disruption was a concern but the number of people wasn't a concern. Pool neighbor expressed that if they were inside playing card and drinking it was not a problem. He has a concern that people will be "outside drinking out of red solo cup and throwing them in his pool". We explained that not everyone throws parties. Str are utilized much more than that. They are people looking to visit family and friend and new places and not everyone books a place to throw parties.

We asked for everyone's opinion on an appropriate time for lights out that they would be comfortable with. 2 neighbors expressed 10 or 11. Pool neighbor suggested 11 or 12 on the weekends.

In closing, neighbors were well informed and expressed they felt more comfortable after understand the proposal and asking questions. Pool neighbor responded, "Although you will get some flack you will also get some support". 11 of the neighbors that were sent letters attended. Pool neighbor, Ken Thielmen 2904 Harrison Ave, signed the sign in sheet saying they were a proxy for Leo and Jamie Cravens 2906 Harrison Ave. The Cravens did not attend nor did Kens wife Sheri but he signed her name also.

Wayne Swikert 3001 Ashview Ter did not get a meeting letter and is requesting a BOZA meeting letter.

Meeting ended at 7:20pm.

RECEIVED

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