

Pollock, Heather M.

From: gearl@iglou.com
Sent: Monday, August 29, 2022 1:47 PM
To: Pollock, Heather M.
Subject: 22-cup-0147 923 Central Avenue

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Hi Heather,

Living in south Louisville, I drive Central Avenue and Taylor Boulevard at least once a week. I am very familiar with Pic-Pac.

This proposed non-owner occupied short term rental is within 600 feet of two existing non-owner occupied short term rentals. One of the existing non-owner short term rentals is just eight houses away.

The current owner states the property has been dilapidated for over 15 years; however, the May 2021 picture on google maps does not show a dilapidated home. The 4 on-line pictures available through Jefferson County PVA do not show a dilapidated home.

The current owner argues that their application for a CUP should be granted even though the property is extremely close to an existing non-owner occupied short term rental because of the demand for short term rentals.

A larger demand for housing exists in Louisville which has a 30,000 unit housing shortage. Issuance of a conditional use permit for a non-host/owner occupied short term rental increases the housing shortage.

Furthermore, short term rentals, especially multiple short term rentals within 600 feet of each other, DESTROYS the fabric of the neighborhood.

The neighborhood is on the path of ceasing to be a community and becoming just a neighborhood of transients.

The current owners paid approximately \$72,000 for this two bed, two bath house. Many people want and need a two bed, two bath home available for under \$100,000.

The applicant argues that due to the density of houses in the area, more houses fall within the 600 foot radius than other neighborhoods such as the Highlands or St. Matthews. Even in the Highlands or St. Matthews neighborhoods, this proposed non-owner occupied short term rental, just eight houses from an existing non-owner occupied short term rental would fall within the 600 foot radius.

Furthermore, regardless of the density of houses in the area, the proposed non-owner occupied short term rental is on the same block and just eight houses from an existing non-owner occupied short term rental.

Our metro council heard the concerns of the constituency regarding short term rentals and the Land Development Code now includes language under Chapter 4, Part 2, Section 63(D) prohibiting non-host/owner short term rentals within 600 feet of another non-host/owner short term rental. I

request the Board of Zoning Adjustment follow the language instituted by our elected officials and DENY this conditional use permit.

Thank you.

Ann Ramser
307 East Kenwood Drive, 40214